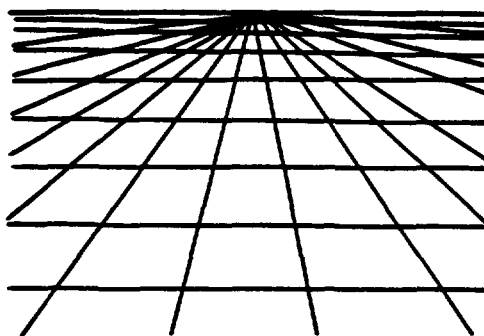


**City of Carlsbad
Growth Management Program**

Citywide Facilities and Improvements Plan



September 16, 1986
Amended January 9, 1990
Amended April 22, 1997

CITYWIDE FACILITIES AND IMPROVEMENTS PLAN

Adopted by City Council Resolution No. 8797

Septembter 23, 1986

MARY H. CASLER, MAYOR

Claude A. Lewis, Vice Mayor

Richard Chick, Councilmember

Ann J. Kulchin, Councilmember

Mark V. Pettine, Councilmember

Frank D. Aleshire, City Manager

Vincent F. Biondo, City Attorney

Marty Orenyak, Community Development Director

Michael J. Holzmilller, Planning Director

PLAN PREPARATION

Michael J. Holzmilller,
Planning Director

Philip O. Carter,
Administrative Assistant II

James C. Hagaman,
Research/Analysis Manager

Grace Manues,
Administrative Assistant I

Gordon Peterson,
Systems Analyst

Anita Ramos-Bonas
Secretary II

Bobbie Hoder,
Administrative Assistant II

Barbara Nedros,
Word Processing Operator

Vicki Bowen,
Graphics

Consultants:

Fay Round, Automated Systems

Paul Zucker, Planning

SANDAG - Automated Systems and Graphics

Special Assistance From:

Costa Real Municipal Water District
Leucadia County Water District
San Marcos County Water District
Olivenhain Municipal Water District
Carlsbad Unified School District
Encinitas Union Elementary School District
San Dieguito Union High School District
San Marcos Unified School District
Lee Rautenkranz, Information Systems Director
Charlie Grimm, Assistant Planning Director
Jim Elliott, Finance Director
Cliff Lange, Library Director
Dave Bradstreet, Parks & Recreation Director
Jim Thompson, Fire Chief
Roger Greer, Utilities & Maintenance Director

TABLE OF CONTENTS

SECTION I	Overview	Page 1
SECTION II	Contents of Citywide Facilities and Improvements Plan	Page 1
SECTION III	Requirement for Local Facility Management Plan and Relationship to Citywide Plan	Page 3
SECTION IV	Buildout Projections and Assumptions	Page 5
SECTION V	Citywide Requirements for Public Facilities and Services - Existing to Buildout	Page 12
SECTION VI	Guidelines for Preparation of Local Facility Management Plans	Page 56
SECTION VII	Financing Options and Policies	Page 70
SECTION VIII	Growth Management Information System	Page 78
SECTION IX	Applicability to Growth Management Ordinance (Section 2190 of the Carlsbad Municipal Code)	Page 90
APPENDIX I	Ordinance No. 9808 Growth Management Program	
APPENDIX II	Resolution No. 8796, Establishing the Clarified Performance Standards	
APPENDIX III	Resolution No. 8797, Approving the Citywide Facilities and Improvements Plan	
APPENDIX IV	Resolution No. 8798, Establishing the Guidelines for the Preparation of the Local Facility Management Plans	
APPENDIX V	Resolution No. 8799, Establishing a Local Facility Management Plan Processing Fee	
APPENDIX VI	Resolution No. 8800, Directing Staff to Prepare the Local Facility Management Plans for Zones 1 through 6	

FIGURES

	Page(s)
1. Local Facility Management Zones	3
2. Comparison of Citywide and Local Plans	4
3. Density Control Map	8
4. Citywide Acreage Information	9
5. Projected Dwelling Units and Population at Buildout	10
6. Dwelling Unit Summary	11
7. Determination of Compliance with Performance Standards	13
8(A) Public Buildings - City Administrative Facilities	15
8(B) Public Buildings - Libraries	22
8(C) Public Buildings - Fire Stations	42
9. Sewer Service	27, 50
10. Sewer District Boundaries	28, 51
11. Parks	32
12. Drainage	37
13. Circulation	39
14. Fire	43
15. Open Space	45
16. Schools	47
17. School District Boundaries	48
18. Water System	53
19. Water District Boundaries	54
20. Growth Management Information System	82
21. Entity Levels	83
22. Data Availability	84
23. Data Availability (Matrix Format)	85-87
24. Relationship to Parcel-Level Geobase	88
25. Informational Relationship Overview	89

SECTION I. OVERVIEW

The Citywide Facilities and Improvements Plan will implement the City's General Plan and Zoning Ordinance by ensuring that development does not occur unless adequate public facilities and services exist or will be provided concurrent with new development. The preparation of the Citywide Plan is the first phase in the implementation process of the City's Growth Management Ordinance which was adopted by Ordinance No. 9810 on July 1, 1986 by the Carlsbad City Council. Once the Citywide Plan is adopted, a Local Facility Management Plan will be required for each of the 25 local zones into which the City has been divided. This must be done before any additional development is allowed in any one of the zones. Then, when individual development projects are considered, a public facilities adequacy analysis will be provided as part of the report on the project to ensure that it is consistent with both the Citywide and Local Zone Plan.

SECTION II. CONTENTS OF THE CITYWIDE FACILITIES AND IMPROVEMENTS PLAN

The Citywide Facilities and Improvements Plan consists of the following:

1. Identification of the existing level of development in the City and a projection of the ultimate future buildout based upon recent controls placed upon development as specified in the General Plan and by the zoning.
2. Identification of all current and future public facilities and improvements necessary to accommodate existing and buildout demands for the land uses specified in the General Plan and by the zoning.
3. Establishment of ongoing service level requirements for public facilities through the adoption of specific performance standards for each of the following public facilities and improvements:
 - a) City Administrative Facilities
 - b) Library
 - c) Wastewater Treatment Capacity
 - d) Parks
 - e) Drainage
 - f) Circulation
 - g) Fire

- h) Open Space
 - i) Schools
 - j) Sewer Collection System
 - k) Water Distribution System
4. Establishment of specific boundaries for each of the 25 Local Facility Management Zones and adoption of guidelines for the preparation of plans for the local zones. The local plans will specifically address the timing and financing of public facilities.
 5. Identification of the potential financing method, or methods, for each public facility and improvement.
 6. Establishment of an informational data based system to:
 - A) project demand for public facilities and improvements,
 - B) aid in the preparation of Local Facility Management Plans, and
 - C) provide a mechanism to monitor the adequacy of public facilities on an ongoing basis.

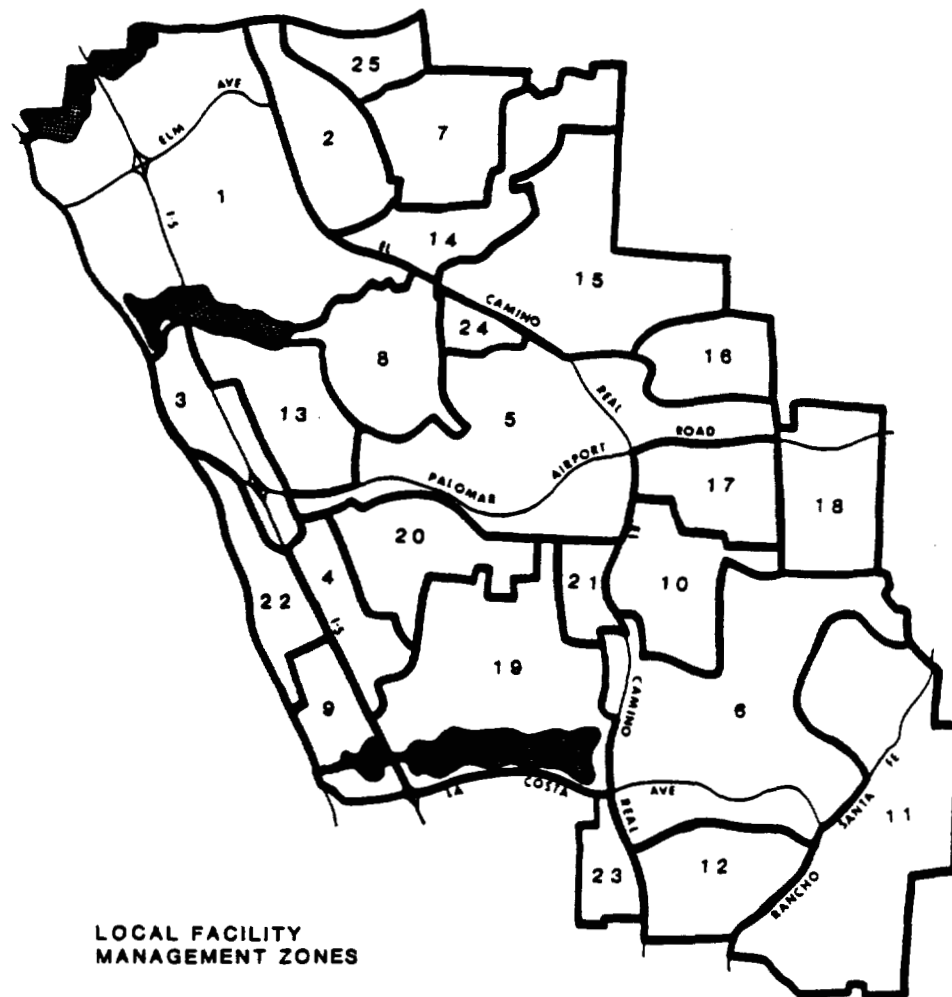
The purpose of the Citywide Facilities and Improvements Plan is to assure the elimination of the shortages of public facilities identified by the City Council to be detrimental to the public health, safety and welfare of the citizens of Carlsbad. Through the accomplishment of those tasks outlined above, the City will be able to ensure adequate public facilities and improvements or it will halt development until provisions have been made to correct these inadequacies.

Again, the Citywide Facilities and Improvements Plan is the first phase in the implementation of the City's overall Growth Management Ordinance and it is intended to provide the framework necessary to allow more detailed phasing and financing plans to be accepted in the form of Local Facility Management Zone Plans.

SECTION III. REQUIREMENTS FOR LOCAL FACILITY MANAGEMENT PLANS - RELATIONSHIP TO THE CITYWIDE FACILITIES AND IMPROVEMENTS PLAN

As part of the overall Growth Management Program the City was broken down into 25 Local Facility Management Zones (See Figure 1). The boundaries for each of the 25 Local Facility Management Zones were established based upon logical facilities and improvements planning, construction and service relationships to ensure the economically efficient and timely installation of required public facilities and improvements. After the adoption of the Citywide Facilities and Improvements Plan and prior to any development occurring in any of these zones, a Local Facility Management Plan must be submitted and approved. The plan must be consistent with all aspects of the Citywide Facilities Improvements Plan and shall implement the Citywide Facilities and Improvements Plan within the Zone. It must ensure that each public facility and improvement meets the adopted performance standard prior to allowing any development.

FIGURE 1



The preparation and submittal of the Local Facility Management Plan is the second phase in the implementation process of the City's Growth Management Ordinance. The local plan takes the Citywide plan and provides a more detailed description and analysis of how the City will develop from its current status on to ultimate buildout. The local plan will show how and when each facility and improvement will be constructed in order to accommodate development within the zone (phasing). It will also provide a complete description of how each facility and improvement will be financed. Figure 2 shows conceptually the relationship between the Citywide Facilities and Improvements Plan and the Local Facility Management Plan.

FIGURE 2

Comparison of Citywide and Local Plan		
	Citywide Plan	Local Plan
Standards	Sets Standards	Shows How Standards Complied With
Provision For Public Facilities	Inventory of Existing and Future Buildout Needs	Phasing from Existing to Future
Funding of Facilities	Funding Options	Detailed Financing Plan

The specific guidelines for the development and submittal of the Local Facility Management Plans which will be provided to the preparers of these plans is contained in Section VI of this document.

SECTION IV. BUILDOUT ASSUMPTIONS AND PROJECTIONS

In order to adequately assess and plan for Citywide public facilities and services, it was necessary to project the level of development that can be anticipated to the ultimate buildout of the City. These projections take into consideration recent ordinances adopted by the City which reduce residential density and restrict the overall future intensity of development throughout the City.

The process used to estimate the total number of dwelling units in the City at ultimate buildout is relatively straightforward. Using the City's General Plan map as a basis, all of the land uses shown were entered into a computer by the San Diego Association of Governments (SANDAG) using a process known as "digitizing." The computer converted this digitized information into gross acres for each land use designation. Environmentally constrained areas, beaches, wetlands, floodways, other water bodies, riparian and woodland habitats, were also digitized and converted into acreage figures in the same way. Other constrained areas included slopes greater than 25 percent, major roadways, railroad tracks, and major power line easements. The primary sources used in identifying these areas included previous environmental impact reports prepared for projects throughout the City and a Citywide slope analysis map. To obtain net developable acres, all of the 100 percent constrained acres and one-half of the areas shown as 25-40 percent slopes were subtracted from the gross acreage figure for each land use category. In this way, a net developable acreage figure could be established for the overall City, for each quadrant of the City, and for each of the 25 Local Facility Management Zones.

The net developable acreage figure was then multiplied by the number of dwelling units allowed per acre using the City's "Control Yield" density ranges, which are listed below:

<u>Residential Land Use</u>	<u>Control Yield</u>
RL	1.0
RLM	3.2
RM	6.0
RMH	11.5
RH	19.0

The Control Yield densities represent either the midpoint of the City's adopted density ranges or actual experience using existing developments within each land use category.

By applying the Control Yield densities to the net developable acreage figures, an estimate of the total number of dwelling units at full buildout can be derived. To carry the process one step further, the per capita household size data provided by the

State Department of Finance can be used to estimate buildout population. The data indicate that the City of Carlsbad had an average household size of 2.474 persons on January 1, 1986.

2.3178

April 22, 1997

The same type of calculations were used to estimate the total number of square feet of industrial and commercial land uses at buildout. However, instead of residential density ranges, a set of assumptions regarding site coverage for industrial and commercial development was applied to the net developable acreage figures. It was assumed that every net developable acre of industrial/commercial, would result in a maximum square footage yield of 40%.

The methodology described in the previous paragraphs was used to provide a basis for determining the amount and types of public facilities that will be needed to adequately serve the City at buildout. However, it has a number of acknowledged shortcomings. For example, the digitizing process itself is not 100 percent accurate, and when applied to small geographical areas, such as Local Facility Management Zones, some inaccuracies can occur. A much more accurate means of providing the same information would be via a parcel-level Geobase system, however, such systems are very complex and require a substantially longer time frame to implement. Therefore, concurrent with the development of the overall Growth Management Program, the City has begun work on developing such a Geobase system, which, at some point in time will supplant the methodology described in the previous paragraphs.

Likewise, the dwelling unit estimates at buildout represent a straight conversion of acres to units, with no regard to the number of units already existing or approved throughout the City. This may result in inequities within certain zones where development has previously occurred under less constraining conditions or using higher density ranges than those represented by the Control Yield. In those cases, remaining development will have to occur at densities lower than the Control Yield figure. Despite these recognized shortcomings, the approach and methodology used within the Citywide Facilities and Improvements Plan has been found to be quite adequate for the purpose to which it was intended, namely long-range facility planning. Therefore, until the parcel-level Geobase system described earlier is implemented, this approach will be used to provide the baseline estimates needed for both mid-term and long-term facilities planning.

Other planning assumptions used in preparing the Citywide projections included:

1. Dwelling unit projections do not include any density increases for special housing projects such as senior or low income projects.

2. Hotel, motel, time-share, board and care, and housing units without individual kitchen facilities which do not qualify as dwelling units in the building code were not considered as units for the purpose of dwelling unit calculations.
3. Likely changes to the City's Land Use Plan from a residential to non-residential use.

The projection made for the total number of dwelling units in the City at ultimate buildout has been translated into a Density Control Map (see Figure 3). The map shows existing, future and total dwelling units for each quadrant of the City.

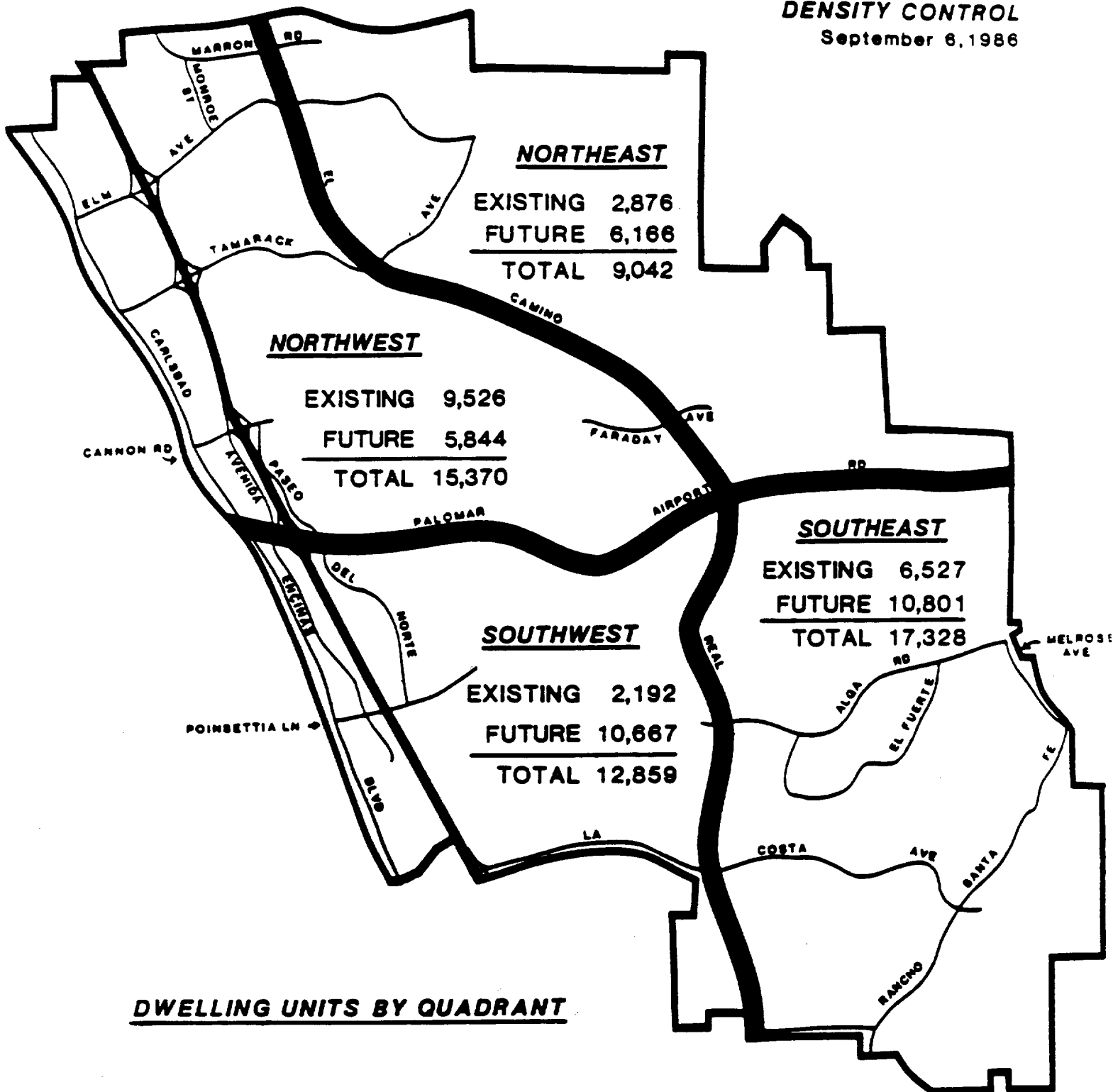
Figure 4 (Citywide Acreage Information) shows the number of acres in each land use category which was used to make the Citywide projections for ultimate buildout.

Figure 5 (Projected Dwelling Units and Population at Buildout) shows how the acreage was converted into projected dwelling unit and population totals.

Figure 6 (Dwelling Unit Summary) provides a summary of existing, approved and remaining dwelling units in the City.

The information regarding buildout projections and assumptions is needed to determine the required demand for public facilities and services as growth occurs. The methodology for projecting dwelling units at buildout, a "control yield", follows the procedure which has always been used by the City in implementing the density ranges of the Land Use Plan. It is important to formalize this procedure as part of the Citywide Facilities and Improvements Plan since the projection has been translated into ultimate demand for public facilities and services. If the "control yield" is not closely adhered to, then the planned facilities and improvements may not be adequate.

FIGURE 3
DENSITY CONTROL
 September 8, 1986



4

City of Carlsbad

FIGURE 4

CITYWIDE ACREAGE INFORMATION

GENERAL PLAN LAND USE DESIGNATION		GROSS	100% CONSTRAINED	25%-40% SLOPE	NET
RESIDENTIAL:					
RL	Low (0-1.5)	1,824	270	379	1,364
RLM	Low-Med (0-4)	7,935	710	660	6,895
RM	Medium (4-8)	2,638	184	156	2,375
RMH	Med-Hi (8-15)	1,231	110	79	1,081
RH	High (15-23)	243	8	5	233
COMMERCIAL:					
CBD	Central Bus Dist	70	0		70
C	Community	321	41		280
N	Neighborhood	49	11		38
RC	Recreation	108	30		78
TS	Travel Services	191	31		160
O	Prof'l & Related	333	80		253
RRE	Extensive Retail	32	0		32
RRI	Intensive Retail	119	5		114
RS	Regional Service	39	0		39
INDUSTRIAL:					
PI	Planned Ind	2,175	148		2,027
OTHER:					
E	Elementary School	200	9		191
J	Jr. High School	79	0		79
H	High School	202	10		192
HC	Continuation School	4	0		4
P	Private School	17	0		17
G	Government Facility	268	0		268
U	Public Utilities	158	19		139
NRR	Non-Res Reserve	382	2		380
OS	Open Space	4,398	2,078		2,320
RR	Railroad	117	117		0
FW	Freeway	213	213		0
MAJ	Major Arterial	525	525		0
MIN	Minor Arterial	510	510		0
COL	Collector St	541	541		0
TOTAL					
		24,920	5,652	1,279	18,629

CITY OF CARLSBAD

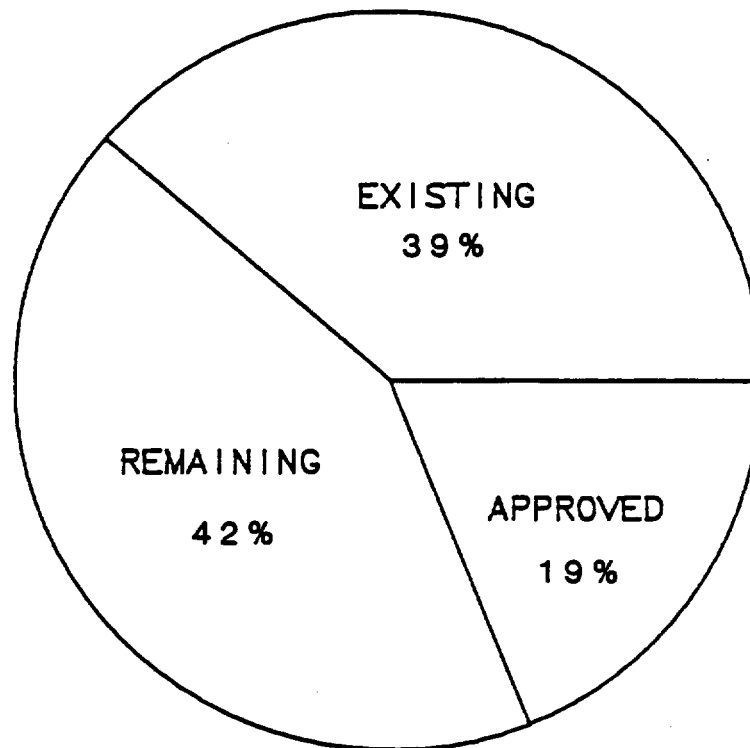
Projected Dwelling Unit and Population at Buildout

LAND USE	NET ACRES	CONTROL YIELD	D.U.s at BUILDOUT	POPULATION at BUILDOUT
RL	1,364	1	1,364	3,371
RLM	6,895	3.2	22,065	54,522
RM	2,376	6	14,252	35,218
RMH	1,081	11.5	12,430	30,713
RH (& RVH)	233	19	4,488	11,090
NON-RES	6,680			
	18,629		54,599	134,914

ASSUMPTIONS

- 1) PERSONS PER DWELLING UNIT ^{2.3178}~~2.471~~ AS PER
THE STATE DEPT. OF FINANCE

CITY OF CARLSBAD DWELLING UNIT SUMMARY



EXISTING	21,121
APPROVED	10,298
REMAINING	23,180
BUILDOUT	54,599

SECTION V. CITYWIDE REQUIREMENTS FOR PUBLIC FACILITIES AND SERVICES - EXISTING TO BUILDOUT

The Citywide Facilities and Improvements Plan addresses eleven separate facilities:

- 1) City Administrative Facilities
- 2) Library
- 3) Wastewater Treatment Capacity
- 4) Parks
- 5) Drainage
- 6) Circulation
- 7) Fire
- 8) Open Space
- 9) Schools
- 10) Sewer Collection System
- 11) Water Distribution System

For each one of these facilities and services the following is provided:

- 1) An illustrative map showing what is existing and what is needed Citywide at buildout (Figures 8 through 18). City Administrative Facilities, Library and Fire have been combined into one map - Figure 8 (A, B, C) and Wastewater Treatment and Sewer Collection have been combined into one map - Figure 9;
- 2) District boundary maps where applicable;
- 3) Adopted service level performance standard which must be complied with at all times as growth occurs in the City; and
- 4) A detailed facility planning and adequacy analysis for each of the three Citywide facilities. A general description of the facility planning information for the remaining eight facilities. Compliance with the adopted performance standard for each of these eight facilities will be analyzed when a Local Facility Management Plan is submitted.

Compliance with the adopted Performance Standards will be reviewed and analyzed in the following manner:

Citywide Basis

- 1) City Administrative Facilities,
- 2) Library,
- 3) Wastewater Treatment Capacity.

These facilities will not need to be included in the Local Facility Management Plan, so long as the preparers of those plans feel these Citywide facilities will be constructed at a time and on an adequate basis to correspond with projected development within the zone.

Quadrant Basis

4) Parks

Compliance will be determined at the time a Local Facility Management Plan is submitted for the zone.

Zone Basis

- 5) Circulation
- 6) Drainage
- 7) Fire
- 8) Open Space
- 9) Schools
- 10) Sewer Collection System
- 11) Water Distribution System

Compliance of each of these facilities will be determined at the time a Local Facility Management Plan is submitted for the zone. At that time, the responsible governing agency will determine the adequacy of schools, sewer and water.

Figure 7 (Determination of Compliance with Performance Standard) summarizes how compliance will be determined.

FIGURE 7

DETERMINATION OF COMPLIANCE WITH PERFORMANCE STANDARD

	CITY	QUADRANT	ZONE	ZONE
	CITYWIDE DETERMINATION OF ADEQUACY	ZONE PLAN DETERMIN- ATION OF ADEQUACY	ZONE PLAN DETERMIN- ATION OF ADEQUACY	SPECIAL DISTRICT DETERMIN- ATION OF ADEQUACY
City Administrative Facilities	X			
Library	X			
Wastewater Treatment	X			
Parks		X		
Circulation			X	
Drainage			X	
Fire			X	
Open Space			X	
Schools				X
Sewer Collection				X
Water Distribution				X

The type of adequacy and phasing analysis that is contained in the Citywide Plan for City Administrative Facilities, Library and Wastewater Treatment Capacity is similar to what will be expected for all the remaining facilities addressed in the Local Facility Management Plans for each zone.

It should be emphasized regarding the maps in this section, that because of their scale they are for illustrative purposes only. Larger descriptive maps have also been prepared, however, precise locations of facilities should be determined from Master Facility Plans available in the department or agency responsible for the facility. Also, because of the detail required, the maps for sewer, water and drainage only illustrate future planned facilities or improvements.

Performance Standards for City Administrative Facilities, Library, and Parks¹

The Performance Standards for City Administrative Facilities, Library, and Parks indicate that improvements must be "scheduled for construction within a five year period or prior to construction of 6,250 dwelling units." This section is intended to provide further clarification regarding what these Performance Standards mean and how they are to be applied.

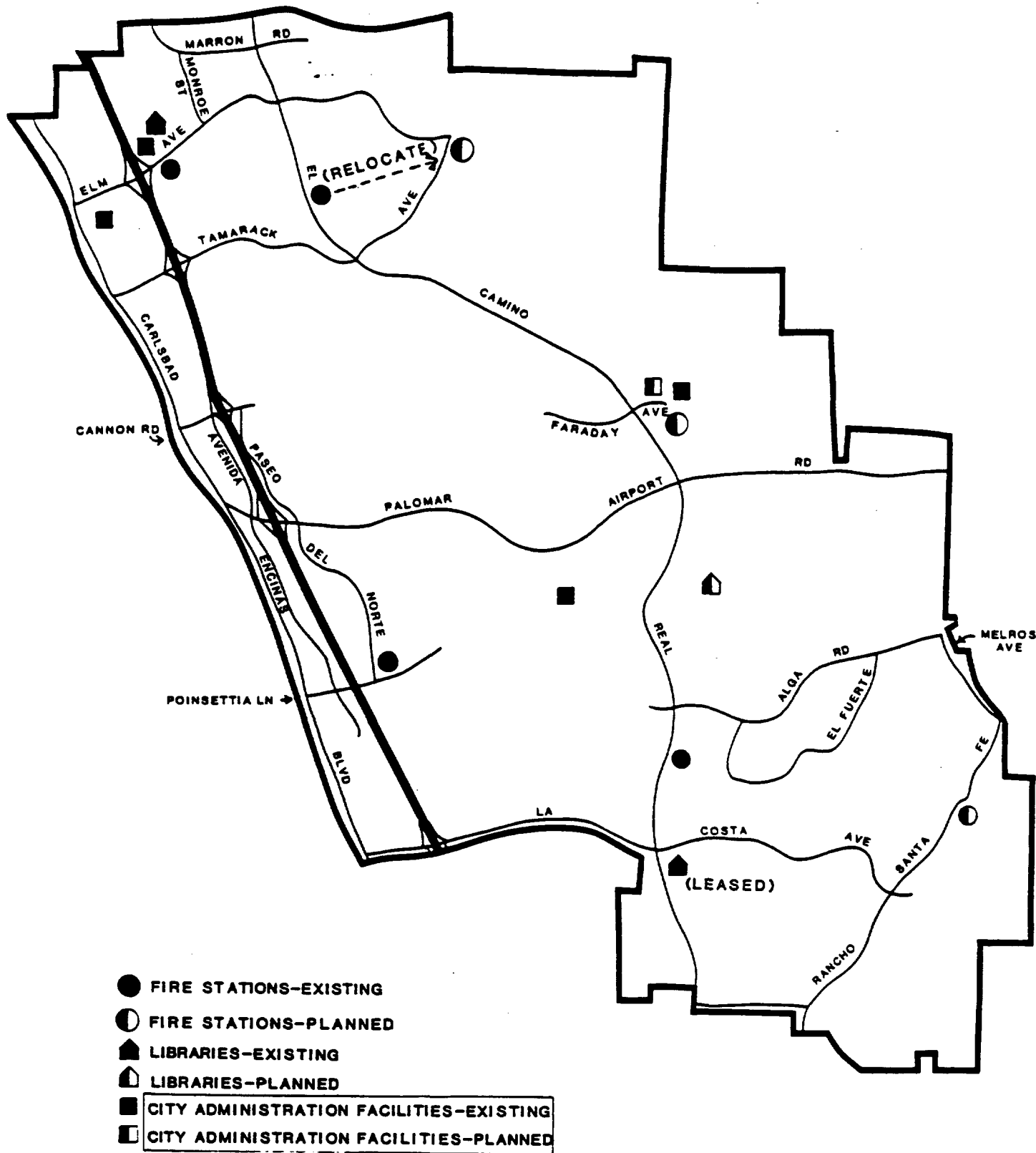
In developing the Performance Standards contained in this plan, staff projected that an average of 1,250 dwelling units per year would be constructed after 1986. Therefore, for purposes of City Administrative Facilities and Library the "five year period" is intended to mean the amount of residential development equal to 1,250 dwelling units per year for five years, or a total of 6,250 dwelling units. The counting years or units begins at the point in time that the demand for the facility first exceeds the supply.

Because Parks are addressed on the basis of Park District which coincide with the four quadrants of the City, it is assumed that the 1,250 dwelling units per year are spread equally among the four quadrants. This yields 312.5 dwelling units per quadrant per year, which is rounded downward to 312 dwelling units. Therefore, the "five year period" for Parks is intended to mean the amount of residential development equal to 312 dwelling units per year for five years, or a total of 1,560 dwelling units within a Park District. The counting years or units begins at the point in time that the demand for the facility first exceeds the supply.

For all three of these facilities, the phrase "scheduled for construction" means that the improvements needed to meet the demand have been designed, that a site has been selected and has been acquired or is being acquired, and that a financing plan for construction of the facility has been approved by the City Council.

¹ This section was included in the Citywide Facilities and Improvements Plan by an amendment approved on April 22, 1997 by City Council Resolution No. 97-437.

FIGURE 8(A)
PUBLIC BUILDINGS
SEPTEMBER 16, 1986



CITY ADMINISTRATIVE FACILITIES

PERFORMANCE STANDARD

1500 square feet per 1000 population must be scheduled for construction within a five year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.

FACILITY PLANNING AND ADEQUACY ANALYSIS

A. Inventory

1. Buildout Assumptions:

	<u>Population</u>	<u>Required Square Footage</u>
Current	52,190	78,300 sq.ft.
At Buildout	134,914	202,371 sq.ft.

2. Existing Facilities:

a. City Hall Facilities

City Hall	12,899 sq.ft.
Finance Modular	2,700 sq.ft.
Purchasing/Personnel Modular	1,800 sq.ft.

Leased Space	
R/A Group	960 sq.ft.
Public Relations	200 sq.ft.
Redevelopment	2,000 sq.ft.

Las Palmas Facility	<u>22,627 sq.ft.</u>
	43,186 sq.ft.

b. Public Safety and Service Center

Phase I	
Police and Fire	53,700 sq.ft.
Vehicle Maintenance	10,358 sq.ft.
	<u>64,058 sq.ft.</u>

c. Total Existing Facilities	107,244 sq.ft.
---------------------------------	----------------

CITY ADMINISTRATIVE FACILITIES (Continued)

3. Facilities in City's Five Year Capital Improvements Program:

<u>Item</u>	<u>Sq. ft.</u>	<u>Year</u>	<u>Amount</u>	<u>Source</u>
a. Public Safety Center Phase II*				
Design		86-87	\$ 255,000	
Construction	62,000	89-90	\$3,455,000	PFF/S/W**

b. Total Facilities in City's 5 Year Capital Improvements Program.

62,000 square feet.

4. Capital Facilities to be Considered Later:

An additional expansion of City Hall is shown in the City's Capital Improvements Program as a future project to "be considered". The project is estimated at a cost of \$4,000,000 to be funded by the Public Facilities Fee. Although the square footage of this facility has not been projected, a cost of \$100/sq.ft. would result in a 40,000 sq. ft. building.

- PUBLIC SAFETY CENTER PHASE II. Yard offices, Maintenance shops, and Purchasing warehouse for the use of Utility Maintenance, Parks & Recreation Maintenance, Street Maintenance and Purchasing. Approximate size is 62,000 square feet, including two-story yard office and Purchasing warehouse with 6,400 square feet mezzanine.

** PFF - Public Facilities Fee
S - Sewer
W - Water Enterprise

CITY ADMINISTRATIVE FACILITIES (Continued)

B. Phasing

Population projections for the entire City phased on a yearly basis, are shown in Table 1 (Dwelling Unit and Population Projections). These projections are based on a review of the San Diego Association of Governments (SANDAG) projections along with those utilized in the City's Capital Improvement Program and the Public Facilities Management System, Monitoring Report of April, 1986.

TABLE 1

P L A N N I N G P R O J E C T I O N S O N L Y

DWELLING UNIT AND POPULATION PROJECTIONS
ASSUMING A BUILDING RATE OF 1250 UNITS PER YEAR
AND 2.471 PERSONS PER DWELLING UNIT

YEAR	EXISTING D.U.'S	REMAINING D.U.'S	PROJECTED GROWTH	BEGINNING YEAR POP.	ENDING YEAR POP.

1986	21,121	33,478	1,250	52,190	55,279
1987	22,371	32,228	1,250	55,279	58,367
1988	23,621	30,978	1,250	58,367	61,456
1989	24,871	29,728	1,250	61,456	64,545
1990	26,121	28,478	1,250	64,545	67,634
1991	27,371	27,228	1,250	67,634	70,722
1992	28,621	25,978	1,250	70,722	73,811
1993	29,871	24,728	1,250	73,811	76,900
1994	31,121	23,478	1,250	76,900	79,989
1995	32,371	22,228	1,250	79,989	83,077
1996	33,621	20,978	1,250	83,077	86,166
1997	34,871	19,728	1,250	86,166	89,255
1998	36,121	18,478	1,250	89,255	92,344
1999	37,371	17,228	1,250	92,344	95,432
2000	38,621	15,978	1,250	95,432	98,521
2001	39,871	14,728	1,250	98,521	101,610
2002	41,121	13,478	1,250	101,610	104,699
2003	42,371	12,228	1,250	104,699	107,787
2004	43,621	10,978	1,250	107,787	110,876
2005	44,871	9,728	1,250	110,876	113,965
2006	46,121	8,478	1,250	113,965	117,054
2007	47,371	7,228	1,250	117,054	120,142
2008	48,621	5,978	1,250	120,142	123,231
2009	49,871	4,728	1,250	123,231	126,320
2010	51,121	3,478	1,250	126,320	129,409
2011	52,371	2,228	1,250	129,409	132,497
2012	53,621	978	978	132,497	134,914
2013	54,599	0			

CITY ADMINISTRATIVE FACILITIES (Continued)

A comparison of the inventory to the standard yields the following table:

TABLE 2

POPULATION SERVED BY PLANNED CITY ADMINISTRATIVE FACILITIES

<u>Existing or Planned Facilities</u>		<u>Population Served According to Standard</u>	
<u>Facility</u>	<u>Square Footage</u>	<u>For Increment</u>	<u>Accumulated</u>
Existing Facilities	107,244 sq.ft.	71,078	71,078
In 5 Year C.I.P.	62,000 sq.ft.	48,666	119,744
Future	<u>40,000 sq.ft.</u>	26,666	146,410
	209,244 sq.ft.		

Based on these population projections and the standard, the number of square feet needed per year is shown in Table 3. (Square Feet of City Administrative Facilities Needed by Year and Square Feet Available) on page 21. The facilities summarized in Table 2 have also been shown in Table 3.

A comparison of the Tables yields the following conclusions:

1. Current City Administrative Facilities meet the standard and will continue to meet the standard until approximately 1992.
2. When the facilities proposed in the 5 year C.I.P. are constructed the standard will be met to approximately the year 2005.
3. After the year 2005, the additional "future" City Administrative Facilities will need to be added to the C.I.P. in order to meet the standard.
4. Based on current population per household of 2.471 persons, there is a future need for City Administrative Facilities beyond that programed in the C.I.P. of 33,127 square feet.

CITY ADMINISTRATIVE FACILITIES (Continued)

It should be noted that for the purpose of determining the adequacy of City Administrative Facilities that several leased facilities are included. These leased facilities may not always be in use by the City and at some future date may result in shortages of City Administrative Facilities. Also, the City has no centralized facility to serve the space needs of its staff. This decentralization of City departments may also need to be resolved.

The City Council on August 26, 1986 approved the final report entitled, "A Strategic Plan and Space Needs Study of the City of Carlsbad City Hall and Libraries" which was prepared by Michael Feerer & Associates. The Council held off from making any decisions regarding the recommendations made in this study for City Hall Facilities.

C. Financing

The City currently collects a Public Facility Fee (PFF) which is set at 2.5% of permit valuation. This fee is paid at time of building permit issuance. In calculating the PFF the following expenditures were projected for City Administrative Facilities:

Public Safety Center Phase II	\$3,400,000
City Hall - Future	<u>\$4,000,000</u>
	\$7,400,000

In addition to the PFF funds, the City's 5 year Capital Improvement Program indicates the use of Sewer funds and Water Enterprise funds for part of the Public Safety Center Phase II.

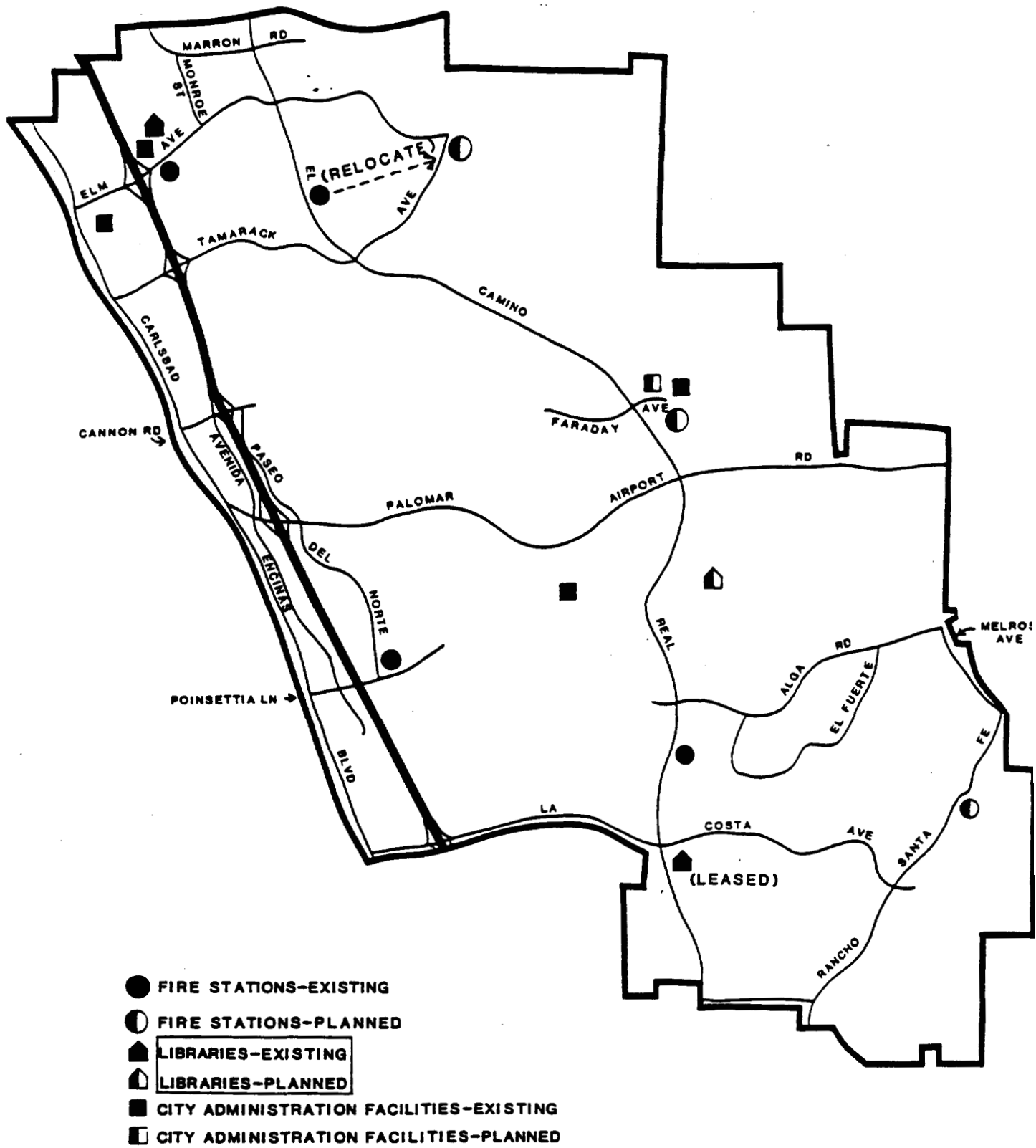
The City's current projection for City Administrative Facilities as shown above indicates a need to expend a total of \$7,400,000. This amount could be funded by the projected sources. Additionally, based on the standard, the entire \$4,000,000 expenditure may or may not be necessary.

However, there is no guarantee that the PFF fees will actually be available when needed. Additional analysis should be undertaken on or before the year 2005 to analyze the likely availability of the \$4,000,000 needed for future expansion.

TABLE 3
P L A N N I N G P R O J E C T I O N S O N L Y

SQUARE FEET OF CITY ADMINISTRATIVE FACILITIES
NEEDED BY YEAR AND SQUARE FEET AVAILABLE

YEAR	ENDING YEAR POP.	SQUARE FEET NEEDED PER STANDARD	SQUARE FEET AVAILABLE OR PLANNED
1986	55,279	82,918	107,244
1987	58,367	87,551	"
1988	61,456	92,184	"
1989	64,545	96,817	169,244
1990	67,634	101,451	"
1991	70,722	106,084	"
1992	73,811	110,717	"
1993	76,900	115,350	"
1994	79,989	119,983	"
1995	83,077	124,616	"
1996	86,166	129,249	"
1997	89,255	133,882	"
1998	92,344	138,516	"
1999	95,432	143,149	"
2000	98,521	147,782	"
2001	101,610	152,415	"
2002	104,699	157,048	"
2003	107,787	161,681	"
2004	110,876	166,314	"
2005	113,965	170,947	"
2006	117,054	175,581	FACILITY NEEDED
2007	120,142	180,214	
2008	123,231	184,847	
2009	126,320	189,480	
2010	129,409	194,113	
2011	132,497	198,746	
2012	134,914	202,371	



LIBRARY

PERFORMANCE STANDARD

800 square feet per 1,000 population must be scheduled for construction within a five year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.

FACILITY PLANNING AND ADEQUACY ANALYSIS

A. Inventory

1. Buildout Assumptions:

	<u>Population</u>	<u>Required Square Footage</u>
Current	52,190	41,752
At Buildout	134,914	107,931

2. Existing Facilities:

	<u>Owned Sq. ft.</u>	<u>Leased Sq. ft.</u>
Civic Center Library	24,600	
Adult Learning Center		400
Audio/Visual Office		500
La Costa Area Library		4,500
Warehouse		<u>2,000</u>
Total	<u>24,600</u>	<u>7,400</u>

Total owned and leased space 32,000 sq. ft.

3. Facilities in the five year Capital Improvement Program:

The adopted Five Year C.I.P. includes \$650,000 for the design of a main library in the southern area of the City. Also, in Appendix A of the C.I.P. "To Be Considered Capital Projects," the construction of this library is estimated at \$6,900,000 to be funded by the Public Facilities Fee.

4. Other Information:

The City Council on August 26, 1986 approved the final report entitled, "A Strategic Plan & Space Needs Study of the City of Carlsbad City Hall & Libraries" which was prepared by Michael Feerer & Associates. The Council adopted option #5 of the library portion of the study which directed staff to initiate a site selection study to be returned for Council consideration by

Amended April 22, 1997

LIBRARY (Continued)

January 1, 1987. If implemented, this would add 8,000 square feet to the existing northern library along with renovating the current facility. The partial project costs are estimated at \$1,974,000. It would also include building a new 58,000 square foot facility in the southern portion of the city at an estimated partial project cost of \$8,365,000. The report indicated these estimates do not include costs for site acquisition or development, demolition, landscaping, artwork, financing, City project administrative costs, construction management or any parking structure costs.

B. Phasing

Population projections for the entire city were prepared on a yearly basis and are shown in Table 1 (Dwelling Unit and Population Projections) on Page 18. These projections are based on a review of the San Diego Association of Governments (SANDAG) projections along with those utilized for the City's Capital Improvements Program and the Public Facilities Management System, Monitoring Report of April, 1986.

A comparison of the existing inventory of library facilities to the adopted performance standard yields the following table:

TABLE 2

Population Served By Existing or Planned Library Facilities

<u>Existing or Planned Facilities</u>	<u>Square Footage</u>	<u>Population Served</u>	<u>Current Population</u>
Existing	32,000	40,000	52,190
Future*	-	-	-

*There are no approved future facilities

Table 3 (Square Feet of City Library Needed by Year and Square Feet Available) provides a detailed breakdown of the square footage of library space needed yearly to meet the adopted performance standard based on the population projection estimates from Table 1 (Dwelling Unit and Population Projections) on Page 18.

A simple comparison of these tables clearly indicates a current deficiency in Library facilities of 9,752 square feet. If the City Council approved the new site location for the southern facility and appropriated the necessary funds,

LIBRARY (Continued)

the City's Library space needs would be adequate until approximately the year 2005. If the additional 8,000 square foot expansion of the northern library were also approved and funded, this standard would be met until approximately the year 2008. After the year 2008, additional space would be necessary.

C. Financing

The city currently collects a Public Facility Fee (P.F.F.) which is set at 2.5% of Permit Valuation. This fee is paid at the time of permit issuance. The adopted C.I.P. allocates \$650,000 of P.F.F. funds to design a new library facility. Other possible funding sources could be: General Capital Construction, Revenue Sharing or State or Federal grants.

At the present time there are no funds appropriated for the construction of additional Library space.

D. Alternatives

There are a number of alternatives which could be considered to rectify the current library deficiency, however, after discussing these options staff believes one of the following three alternatives should be considered:

1. Amend the current five year C.I.P. to include funding for new library facilities, which would require deleting other projects;
2. Wait until the site selection study is completed and returned on January 1, 1987 and adopt the appropriate recommendation to resolve the deficiency at that time which would mean that no additional development could occur in the interim; or
3. Direct staff to attempt to resolve this deficiency based on the Local Facility Management Plans which will be received after the approval of the Citywide Facilities and Improvements Plan.

It should be noted that for the purposes of assessing the adequacy of the Library to the adopted Performance Standard that leased space has been included. This space should be considered temporary and may not always be available for use by the Library.

TABLE 3
P L A N N I N G P R O J E C T I O N S O N L Y

SQUARE FEET OF CITY LIBRARY NEEDED
BY YEAR AND SQUARE FEET AVAILABLE

YEAR	ENDING YEAR POP.	SQUARE FEET NEEDED PER STANDARD	SQUARE FEET AVAILABLE OR PLANNED
1986	55,279	44,223	32,000
1987	58,367	46,694	
1988	61,456	49,165	CURRENT
1989	64,545	51,636	DEFICIENCY
1990	67,634	54,107	EXISTS
1991	70,722	56,578	
1992	73,811	59,049	FACILITY
1993	76,900	61,520	NEEDED
1994	79,989	63,991	
1995	83,077	66,462	
1996	86,166	68,933	
1997	89,255	71,404	
1998	92,344	73,875	
1999	95,432	76,346	
2000	98,521	78,817	
2001	101,610	81,288	
2002	104,699	83,759	
2003	107,787	86,230	
2004	110,876	88,701	
2005	113,965	91,172	
2006	117,054	93,643	
2007	120,142	96,114	
2008	123,231	98,585	
2009	126,320	101,056	
2010	129,409	103,527	
2011	132,497	105,998	
2012	134,914	107,931	

FIGURE 9
SEWER SERVICE
SEPTEMBER 16, 1986

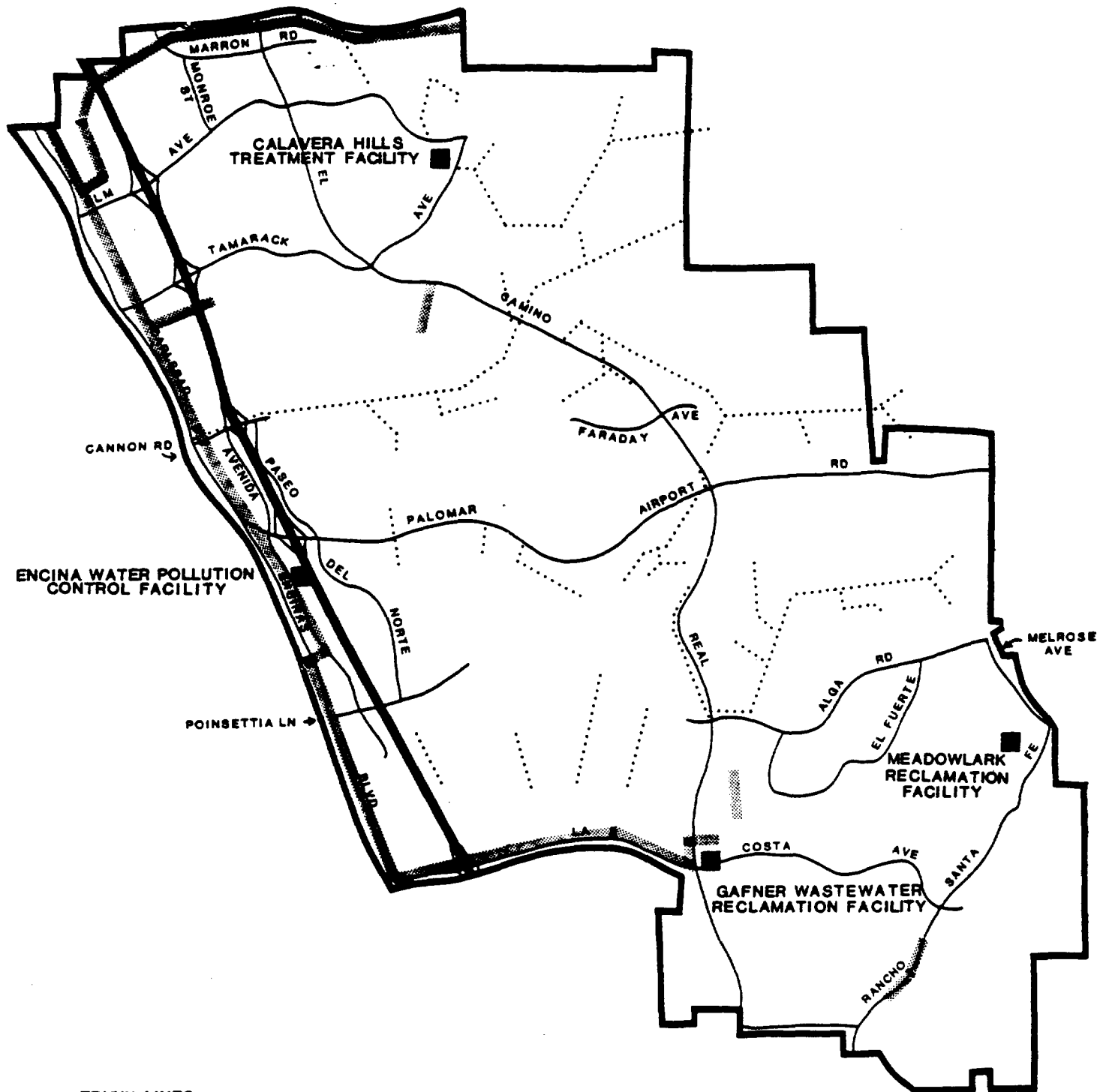
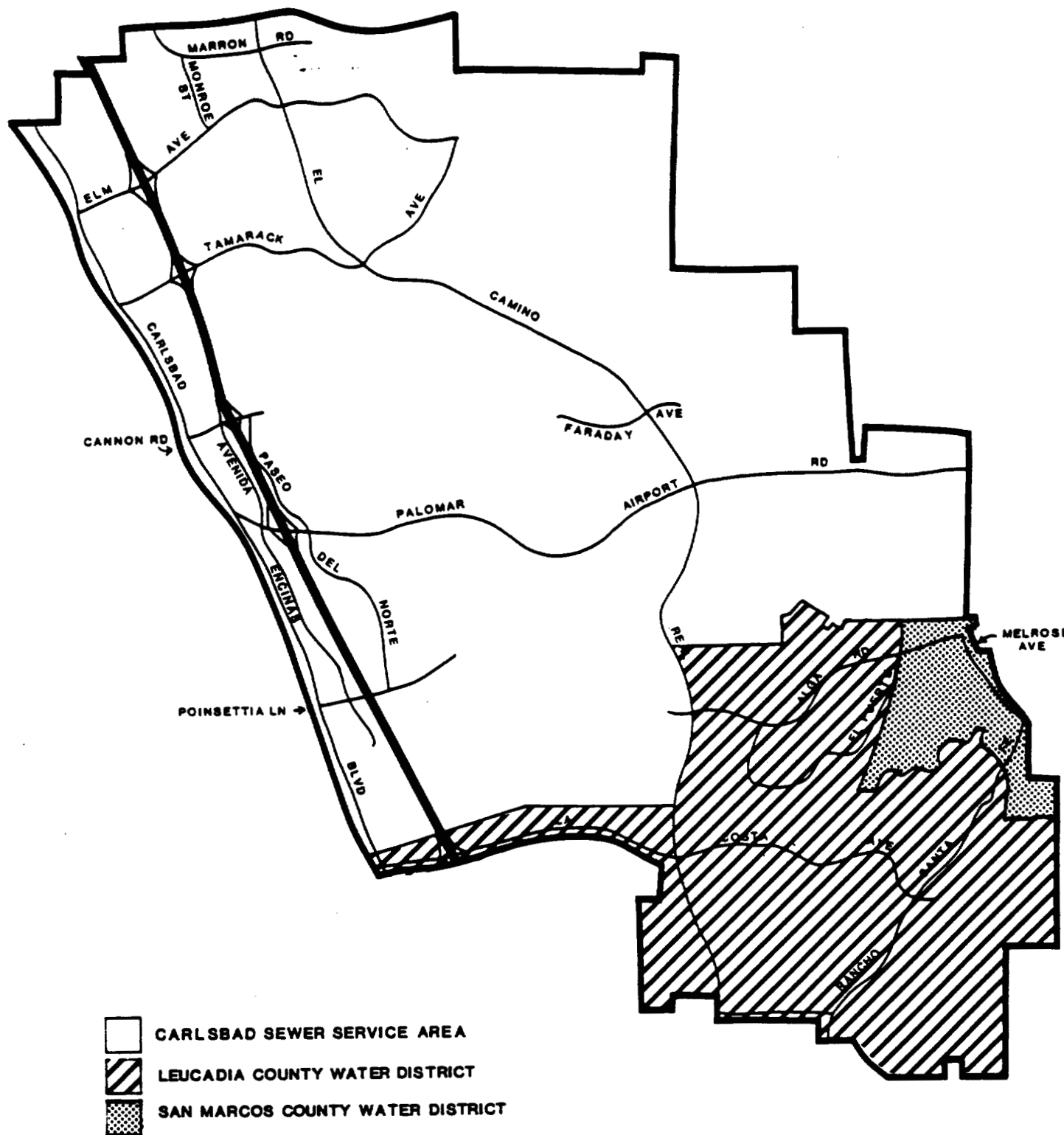


FIGURE 10
SEWER DISTRICT BOUNDARIES
SEPTEMBER 16, 1986



WASTEWATER TREATMENT CAPACITY

PERFORMANCE STANDARD

Sewer plant capacity is adequate for at least a five year period.

FACILITY PLANNING AND ADEQUACY ANALYSIS

A. Inventory

Sewer service to the City of Carlsbad is provided by three separate and independent agencies. The majority of the City receives service from the City's Sewer District. Approximately 5,200 acres of land in the southern part of the City receives service from the Leucadia County Water District (LCWD), and the San Marcos County Water District (SMCWD) provides sewer service to roughly 550 acres on the eastern edge of the City. The service areas of these two agencies extend well to the south and east of the City's boundaries, but for the projections and analysis only that portion of the District's service area within the City of Carlsbad was considered.

1. Buildout Assumptions:

Wastewater Treatment Demands

	<u>Population</u>		<u>EDU*</u>		<u>MGD**</u>	
	<u>Current</u>	<u>Buildout</u>	<u>Current</u>	<u>Buildout</u>	<u>Current</u>	<u>Buildout</u>
Carlsbad	35,760	95,669	18,090	47,800	4.5	11.8
LCWD	13,985	36,151	5,810	15,000	1.4	3.6
SMCWD	<u>2,445</u>	<u>3,094</u>	<u>989</u>	<u>1,200</u>	<u>0.2</u>	<u>0.3</u>
TOTAL	52,190	134,914	24,889	64,000	6.0	15.7

* EDU - Equivalent Dwelling Units = 246 gallons per day for Carlsbad and SMCWD, 238 for LCWD.

** MGD - Million Gallons per Day - Average Dry Weather Flow (ADWF)

2. Existing Facilities:

Wastewater from the three agencies is treated at the Encina Water Pollution Control Facilities (WPCF), which is owned and operated by six separate independent agencies. Of the three agencies which provide sewer service in the City of Carlsbad, their currently owned treatment capacity at the Encina WPCF is:

Carlsbad Sewer District	-	25.4% or 5.7 MGD
Leucadia County Water District	-	16.7% or 3.8 MGD
San Marcos County Water District	-	17.8% or 4.0 MGD

WASTEWATER TREATMENT CAPACITY (Continued)

Both Leucadia and San Marcos own and operate their own separate treatment and reclamation facilities as shown below:

Leucadia County Water District: Gafner WRP - .75 MGD (ADWF)

San Marcos County Water District: Meadowlark WRP - 2.0 MGD (ADWF)

The City of Carlsbad also has an additional treatment facility at Calavera Hills which will have a 1.2 MGD (ADWF) capacity when it is brought into operation.

3. Facilities in the City's Five Year Capital Improvements Program:

Because the Leucadia County Water District and the San Marcos County Water District are independent agencies, their specific capital improvements are detailed in their appropriate long term planning documents. For this reason, capital improvement facilities covered in this section will address those within the purview of the City of Carlsbad only.

The adopted C.I.P. includes two items which will be funded from the sewer fund:

1. Encina WPCF - Phase IV scheduled for 1989 - \$5,130,000
2. Calavera Hills - scheduled for 1990 - \$2,000,000

B. Phasing

The following table provides a planning projection of demand and available treatment capacity at Encina WPCF for the City of Carlsbad's service area.

As this table shows, the current capacity at the Encina WPCF is adequate to accommodate the projected MGD demand for the City of Carlsbad's service area until 1990. Following the Phase IV expansion at Encina, Carlsbad's capacity will be adequate until 2000. If the scheduled expansion program is not carried out as planned, the City has several options available which would maintain adequate sewer treatment capacity, such as:

1. Activate the Calavera Hills Plant - 1.2 MGD (6,000 EDU)
2. Purchase or lease plant capacity from other agencies.

Based upon the information provided by the Leucadia County Water District and the San Marcos County Water District for their existing demand in Carlsbad, their capacity ownership at Encina WPCF, as well as their other sewer treatment and reclamation facilities are adequate.

Each agency will review and approve the Local Facility Management Plans and specific phasing plans which could affect their facilities.

WASTEWATER TREATMENT CAPACITY (Continued)

P L A N N I N G P R O J E C T I O N S O N L Y

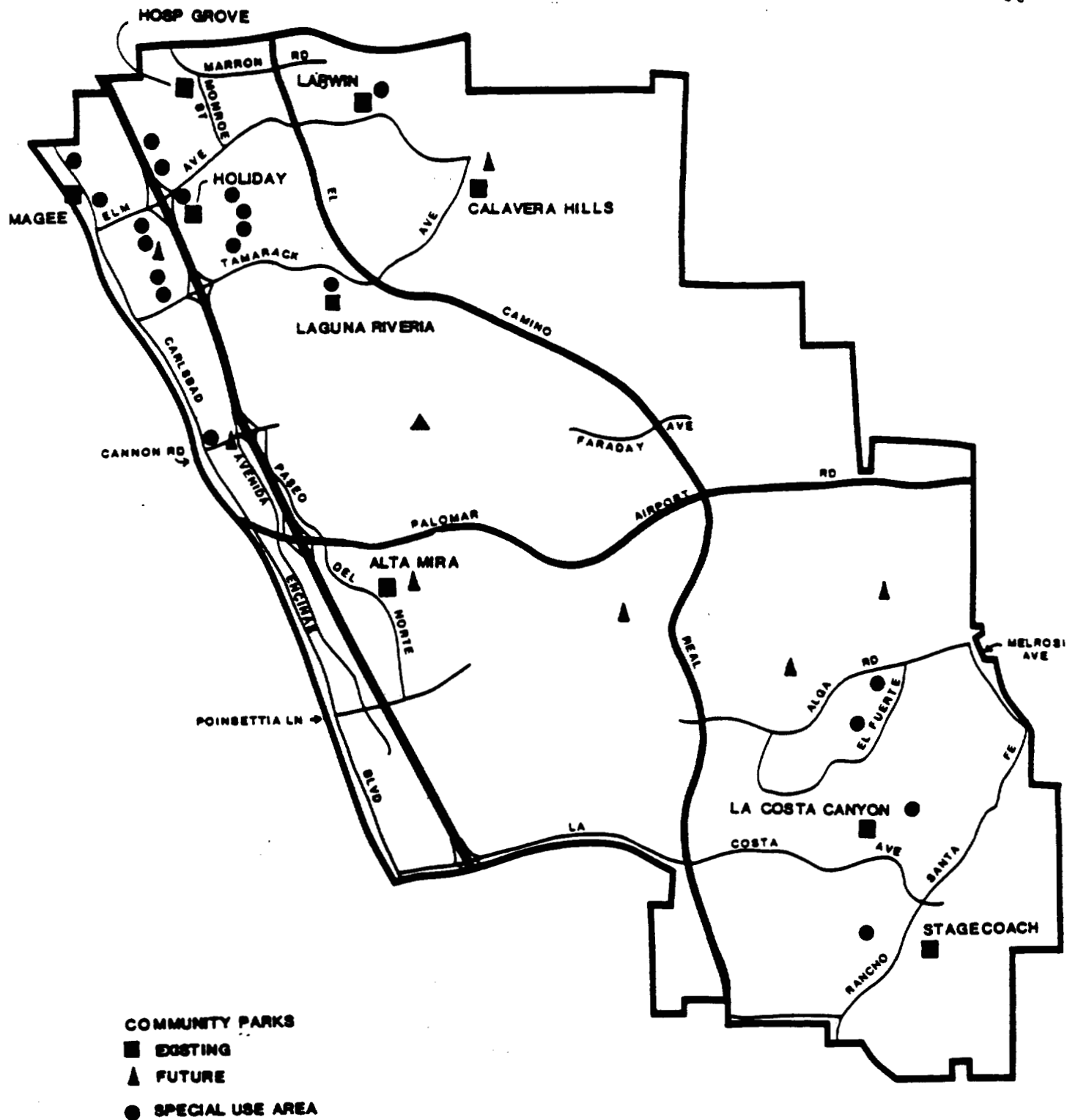
CARLSBAD SERVICE AREA
WASTEWATER TREATMENT CAPACITY

YEAR	E.D.U.	M.G.D.	ENCINA CAPACITY M.G.D.
1986	18,090	4.5	5.7
1987	19,233	4.7	"
1988	20,376	5.0	"
1989	21,519	5.3	"
1990	22,662	5.6	"
1991	23,805	5.9	8.6
1992	24,948	6.1	"
1993	26,091	6.4	"
1994	27,234	6.7	"
1995	28,377	7.0	"
1996	29,520	7.3	"
1997	30,663	7.5	"
1998	31,806	7.8	"
1999	32,949	8.1	"
2000	34,092	8.4	"
2001	35,235	8.7	NEW FACILITIES NEEDED
2002	36,378	8.9	
2003	37,521	9.2	
2004	38,664	9.5	
2005	39,807	9.8	
2006	40,950	10.1	
2007	42,093	10.4	
2008	43,236	10.6	
2009	44,379	10.9	
2010	45,522	11.2	
2011	46,665	11.5	
2012	47,800	11.8	

C. Financing

The City of Carlsbad as well as the other two districts currently collect a sewer hook-up fee for each dwelling unit or other type of development occurring within their service area. These fees would be the funding source for wastewater treatment capacity improvements.

FIGURE 11
PARKS
SEPTEMBER 16, 1986



PARKS

PERFORMANCE STANDARD

Three acres of Community Park or Special Use Area per 1,000 population within the Park District must be scheduled for construction within a five year period or prior to construction within a five year period or prior to construction of 1,562 dwelling units within the Park District, beginning at the time the need is first identified.

ADDITIONAL FACILITY PLANNING INFORMATION

The Growth Management Park standard has been developed to address Community Park and Special Use Areas together. Combining the two will provide greater flexibility for the Parks and Recreation Department to address the future needs of each quadrant as development occurs.

The Parks and Recreation Department recently prepared an analysis of existing park acreage in the City which produced the following information:

A. INVENTORY

1. Buildout Assumptions:

<u>Northwest Quadrant</u>	<u>Population</u>	<u>Total Required Acres</u>
Current	23,539	70.62
At Buildout	37,979	113.94
<u>Northeast Quadrant</u>		
Current	7,107	21.32
At Buildout	22,343	67.03
<u>Southwest Quadrant</u>		
Current	5,416	16.23
At Buildout	31,775	95.33
<u>Southeast Quadrant</u>		
Current	16,128	48.38
At Buildout	42,817	128.45

2. Existing Community Parks and Special Use Areas:

<u>Community Parks (Developed)</u>	<u>Acres</u>
Holiday	5.4
Hosp Grove	27.0
Laguna Riviera	6.8
Magee	<u>3.0</u>
Total Developed	<u>42.2</u>
<u>Community Parks (Undeveloped)</u>	<u>Acres</u>
Macario Canyon - credit	25.0
Cannon Lake	<u>6.7</u>
Total Undeveloped	<u>31.7</u>

PARKS (Continued)

<u>Special Use Areas</u>	<u>Acres</u>	
Buena Vista	2.3	
Cannon Park	1.7	
Car County	1.0	
Chase Field	2.3	
CHS Tennis Courts	3.0	
Harding Community Center	1.0	
Jefferson Elementary	2.6	
Kelly Elementary	2.8	
Magnolia	4.2	
Maxton Brown	1.4	
Maxton Brown Extension	2.1	
Oak	0.4	
Pine Elementary	2.0	
Pio Pico	0.8	
Rotary	1.0	
Swim Complex	3.0	
Valley Jr. High School	7.5	
Total		<u>39.1</u>

Northeast Quadrant

<u>Community Parks (Developed)</u>	<u>Acres</u>	
Calavera Hills Phase I	8.0	
Larwin	18.3	
Total Developed		<u>26.3</u>
<u>Community Parks (Undeveloped)</u>	<u>Acres</u>	
Macario Canyon - credit	25.0	
Calavera Hills Phase II	10.0	
Total Undeveloped		<u>35.0</u>
<u>Special Use Area</u>	<u>Acres</u>	
Larwin	4.0	
Total		<u>4.0</u>

Southwest Quadrant

<u>Community Parks (Developed)</u>	<u>Acres</u>	
Altamira	12.0	
Total Developed		<u>12.0</u>
<u>Community Parks (Undeveloped)</u>	<u>Acres</u>	
Macario Canyon - credit	25.0	
Total Undeveloped		<u>25.0</u>

There are no Special Use Areas in the Southwest Quadrant.

PARKS (Continued)

Southeast Quadrant

<u>Community Parks</u> (Developed)	<u>Acres</u>
La Costa Canyon	9.0
Stagecoach	<u>28.0</u>
Total Developed	<u>37.0</u>
<u>Community Parks</u> (Undeveloped)	<u>Acres</u>
Macario Canyon - credit	25.0
Alga Norte	23.0
Carrillo Ranch	<u>10.3</u>
Total Undeveloped	<u>58.30</u>
<u>Special Use Areas</u>	<u>Acres</u>
Cadencia	4.1
Fuerte	3.6
Fuerte Elementary	2.0
Levante	8.0
St. Elizabeth	<u>1.0</u>
Total	<u>18.7</u>

C. ADEQUACY EVALUATION

	<u>Acres Required</u> <u>Per Standard</u>	<u>Community</u> <u>Park (Dev)</u>	<u>Special Use</u> <u>Area</u>	<u>Total</u> <u>Acreage</u>
Northwest Quadrant	70.62	42.20	39.10	81.30
Northeast Quadrant	21.32	26.30	4.00	30.30
Southwest Quadrant	16.23	12.00	0	12.00
Southeast Quadrant	<u>48.38</u>	<u>37.00</u>	<u>18.70</u>	<u>55.70</u>
Citywide Totals	156.55	117.50	61.80	179.30

On a Citywide basis, the overall parks acreage is adequate. However, the Growth Management Program requires each quadrant to provide the appropriate acreage in relation to its residential population. For that reason, the southwest quadrant does not meet the performance standard and is deficient. The three other quadrants meet the performance standard.

It should be noted as shown in the existing acreage figures that in certain quadrants there exists a greater proportion of Special Use Area acreage as compared to Community Park acreage. The performance standard allows the Parks and Recreation Department the ability to more properly address the individual quadrant needs for either Community Park or Special Use Area acreage as local plans are submitted.

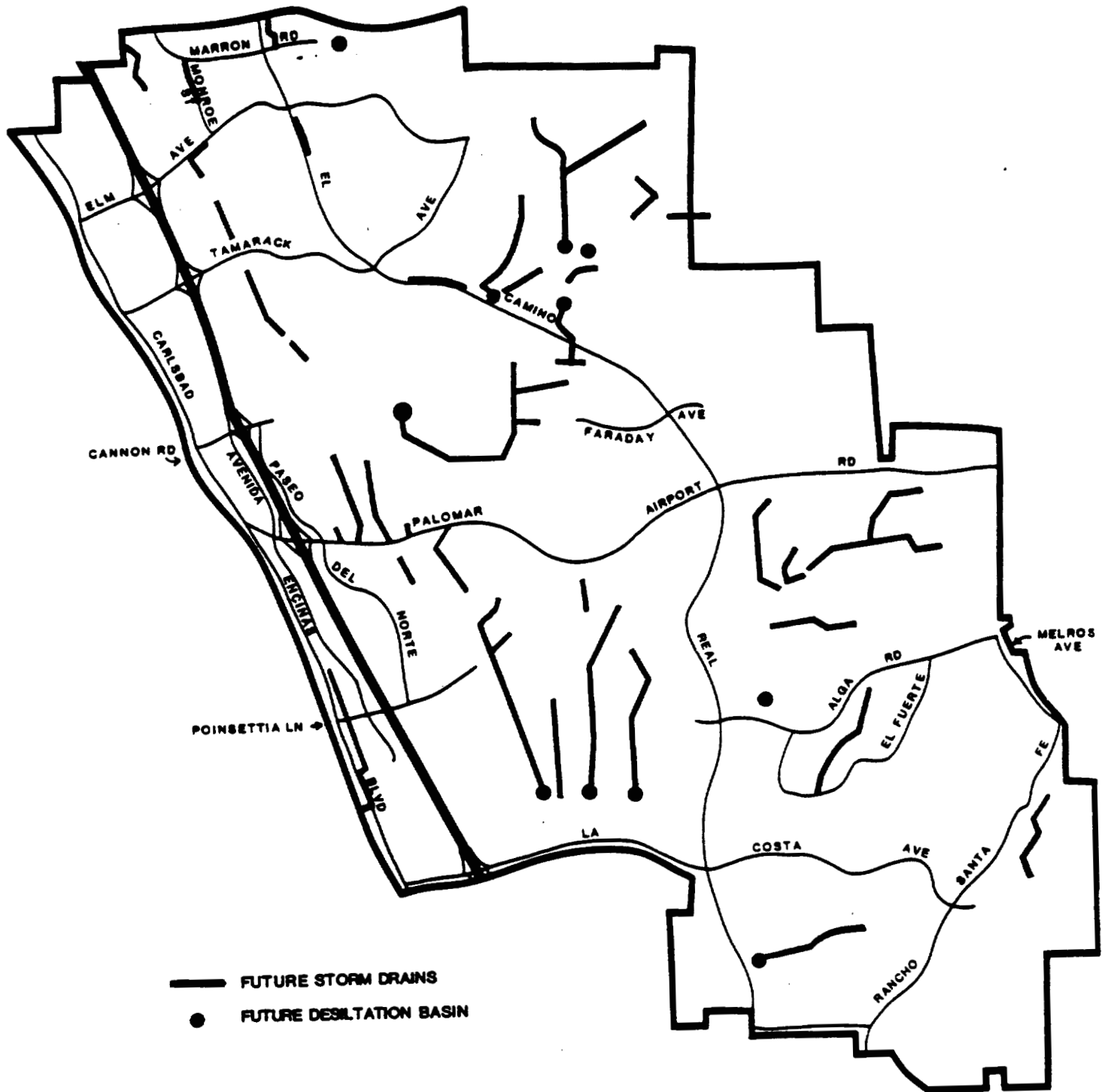
PARKS (Continued)

Alternatives

There are several alternatives which could be considered to rectify this deficiency, however, after discussing these options staff believes one of the following should be considered:

1. Amend the current Five Year C.I.P. to include funding for new park facility in the Southwest Quadrant which would require deleting other projects.
2. Direct staff to attempt to resolve this deficiency based on the Local Facility Management Plans which will be received after the approval of the Citywide Facilities and Improvements Plan.

FIGURE 1 2
DRAINAGE
SEPTEMBER 16, 1988



DRAINAGE

PERFORMANCE STANDARD

Drainage facilities must be provided as required by the City concurrent with development.

ADDITIONAL FACILITY PLANNING INFORMATION

The standard for drainage distinguishes it from all of the other public facilities and improvements because by its very nature it is more accurately assessed as the specific development plans for individual projects are finalized. Therefore, the standard has been written to allow the City to require the appropriate development drainage facilities as these plans are finalized and approved.

Those drainage facilities which are of a larger nature have been addressed in the City's Master Drainage Plan which was completed in March 1980. Since that time, the City has made various improvements to the overall drainage system. At the present time, the Engineering Department is working to update the City's Master Drainage Plan. This is necessary to address several issues although the following two items are the major reasons for updating the plan:

1. The addition of the San Diego County Flood District area to the City, and
2. The proposed change to the calculation method used to determine 50 and 100 year flood flows.

The City currently collects drainage fees in various districts to fund these needed major drainage facilities. The new Master Drainage Plan will assure that these funds are sufficient to provide adequate drainage facilities.

CIRCULATION

PERFORMANCE STANDARD

No road segment or intersection in the zone nor any road segment or intersection out of the zone which is impacted by development in the zone shall be projected to exceed a service level C during off-peak hours, nor service level D during peak hours. Impacted means where 20% or more of the traffic generated by the local facility management zone will use the road segment or intersection.

ADDITIONAL FACILITY PLANNING INFORMATION

The City is currently in the process of conducting a comprehensive traffic analysis for the entire City exclusive of the La Costa Area. The La Costa Area study was concluded in May, 1986 and identified certain existing deficiencies which will need to be addressed as the specific Local Facility Management Plans are prepared. The current study will provide this same type of information for the remainder of the City. The final results will not be completed until December 31, 1986. In the interim, all local plans will be required to provide their own specific traffic analysis and inventory of existing and future service levels. In order to ensure consistency, the information and analysis in the local plans will be verified by the traffic data generated by the SANDAG Traffic Model and the La Costa Traffic Study.

Overall, the City is working to resolve the current traffic problems with traffic impact fees as well as a Bridge & Thoroughfare Benefit District with fees collected to improve the interchanges at Palomar Airport Road, Poinsettia Lane and La Costa Avenue at I-5. It must be emphasized, however, that while the City will start collecting fees to resolve existing problems and to ensure future adequacy, the necessary funds will not be available immediately. In the interim, the cash flow to correct existing problems is a development responsibility which must be addressed in the Local Facility Management Plans. With respect to future adequacy of the circulation system, the local plans must address how all streets located within the zone, or impacted by the zone, will be constructed and funded. For those circulation facilities which are to be constructed at a future time, the local plan must detail when and how sufficient funds will be deposited with the City, beginning with the initial unit of development to pay for the facility when it is required by the phasing program.

CIRCULATION (Continued)

The intent of the circulation standard is to ensure an acceptable service level during peak and non-peak hours on road segments and intersections under the control and jurisdiction of the City. Currently and in the future, there may be certain intersections which fail to meet the performance standard, but for which the City does not have jurisdictional control and therefore, could not halt development because of this condition. An example of this is El Camino Real at Highway 78, which presently has an inadequate service level but is located outside of the Carlsbad City limits and is in Oceanside. The best the City can do is to continue to work to resolve this condition and collect fees to pay for future improvements.

FIGURE 8 (C)
PUBLIC BUILDINGS
SEPTEMBER 16, 1986

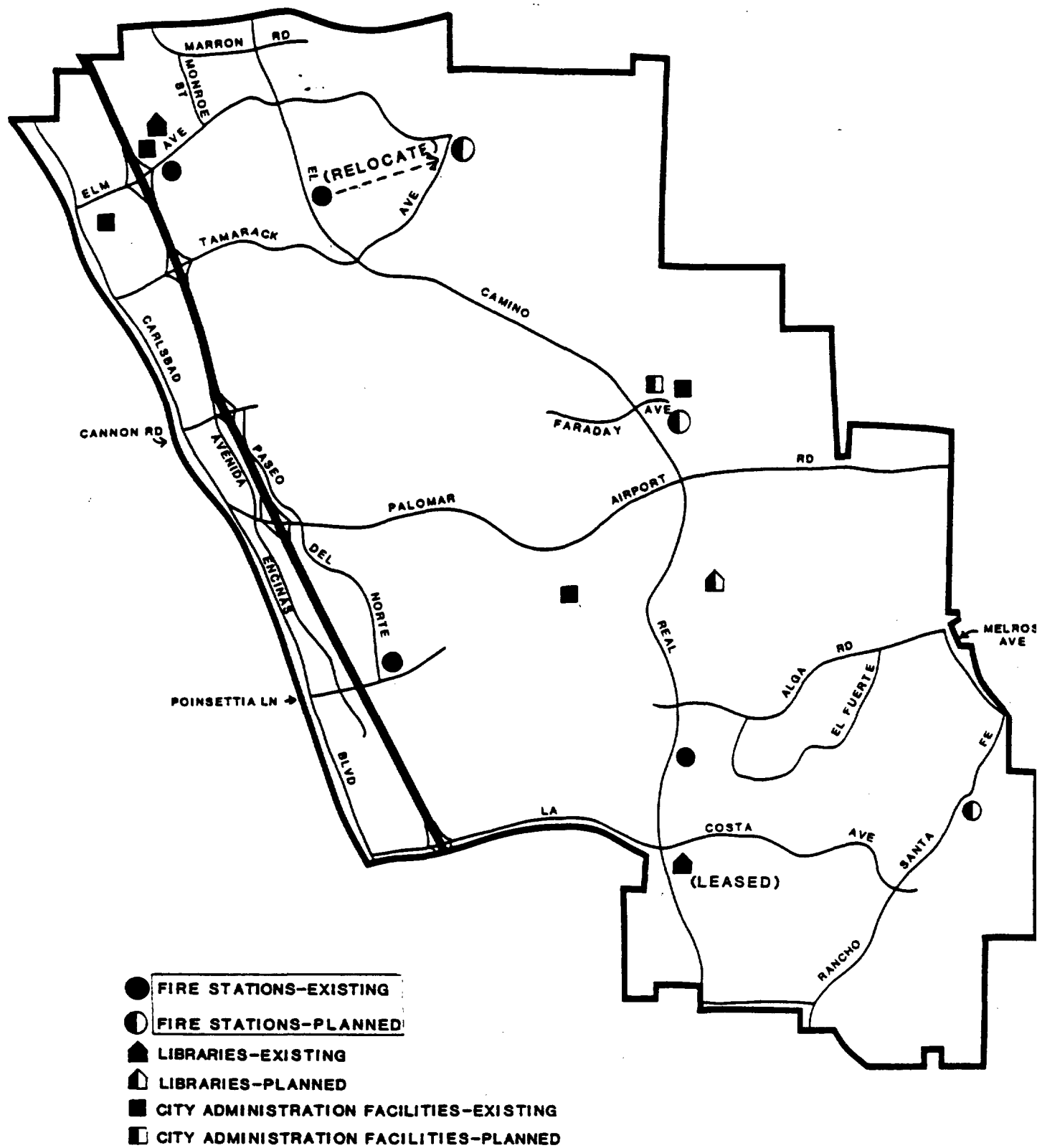
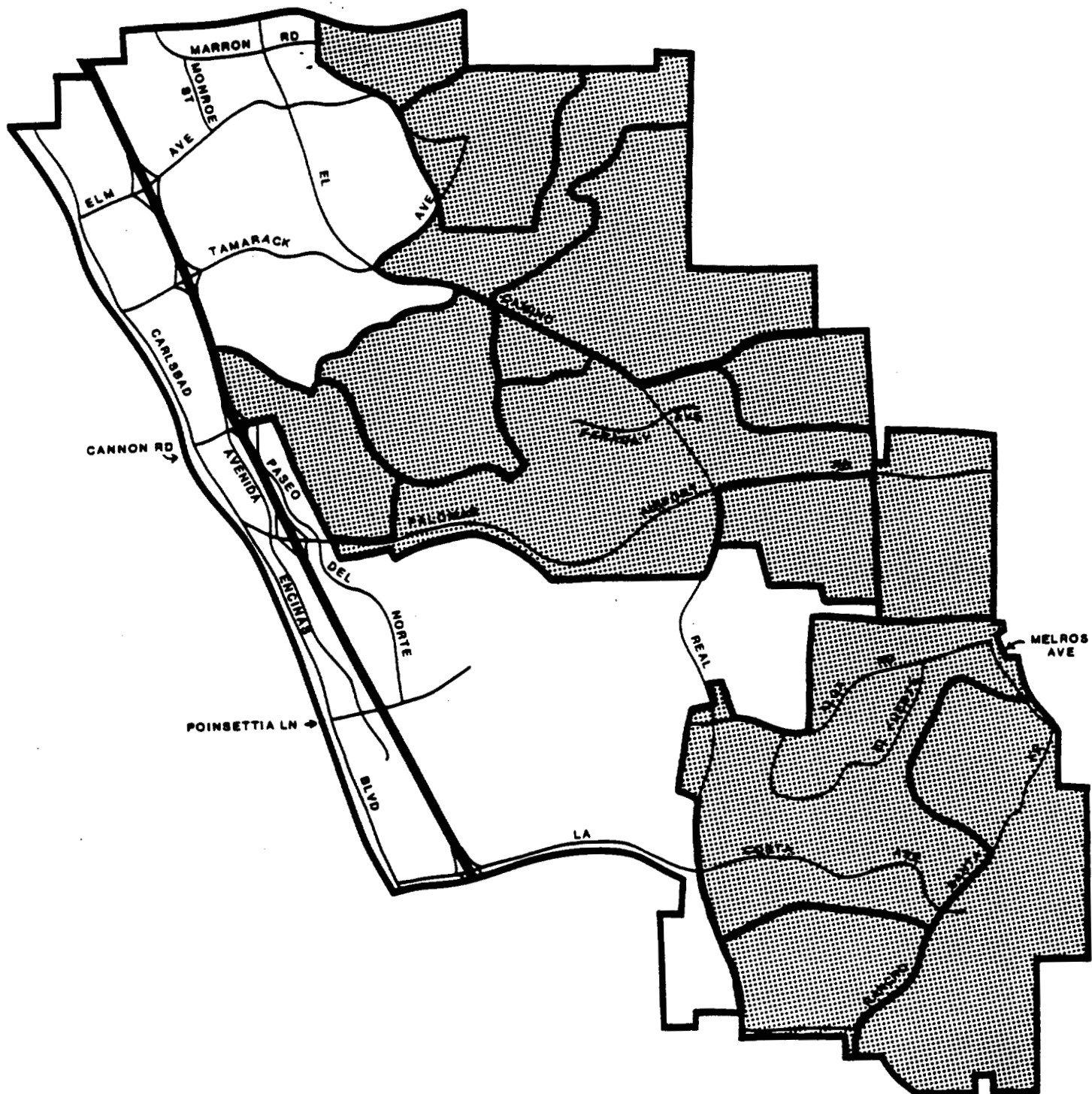


FIGURE 14
FIRE
SEPTEMBER 16, 1986




 THESE ZONES NEED TO ADDRESS
 THE FIRE STANDARD FOR THE ZONE

FIRE

PERFORMANCE STANDARD

No more than 1,500 dwelling units outside of a five minute response time.

ADDITIONAL FACILITY PLANNING INFORMATION

A. Inventory:

The city has four existing fire station locations:

Station #1 - 1275 Elm Avenue
Station #2 - 1906 Arenal
Station #3 - 3701 Catalina
Station #4 - 6885 Batiquitos Road (Under construction)

At buildout the City will require two additional fire stations which are proposed for the following locations:

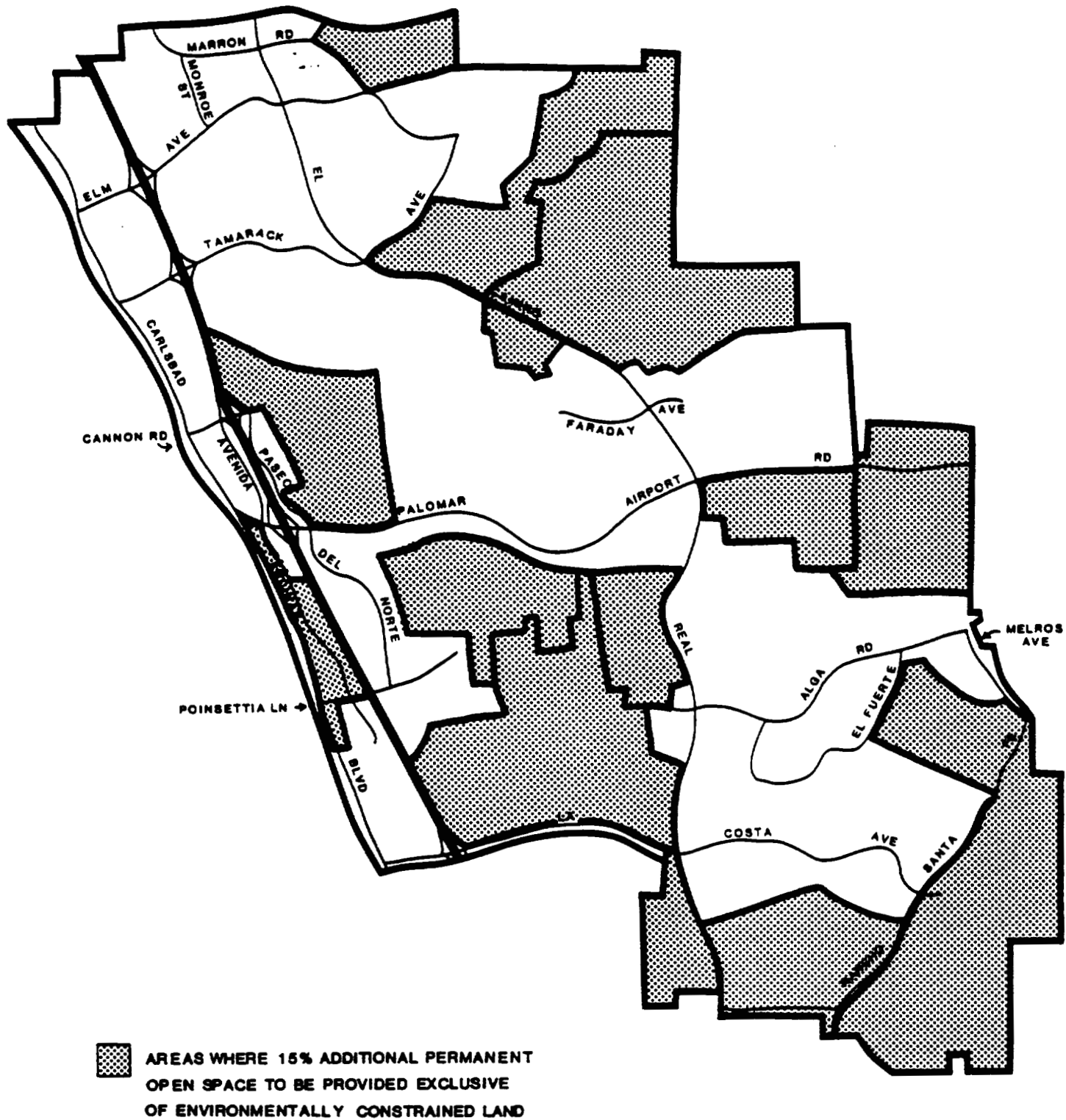
Station #5 - Rancho Santa Fe/Cadencia
Station #6 - At the Public Safety Center

Station #5 is scheduled for construction in the 5 year C.I.P for 1989-90. Station #6 is scheduled for construction in the 5 year C.I.P. for 1990-9. Finally, station #3 is scheduled to be relocated in 1990-91.

B. Adequacy Evaluation:

The following Local Facility Management Zones presently meet the fire performance standard and are adequately covered to build-out of the city. These zones are: 1, 2, 3, 4, 9, 10, 19, 20, 21, 22, and 23. The remaining Local Facility Management Zones must address fire adequacy in their local plans (see Figure 14).

FIGURE 15
OPEN SPACE
 SEPTEMBER 16, 1986



OPEN SPACE

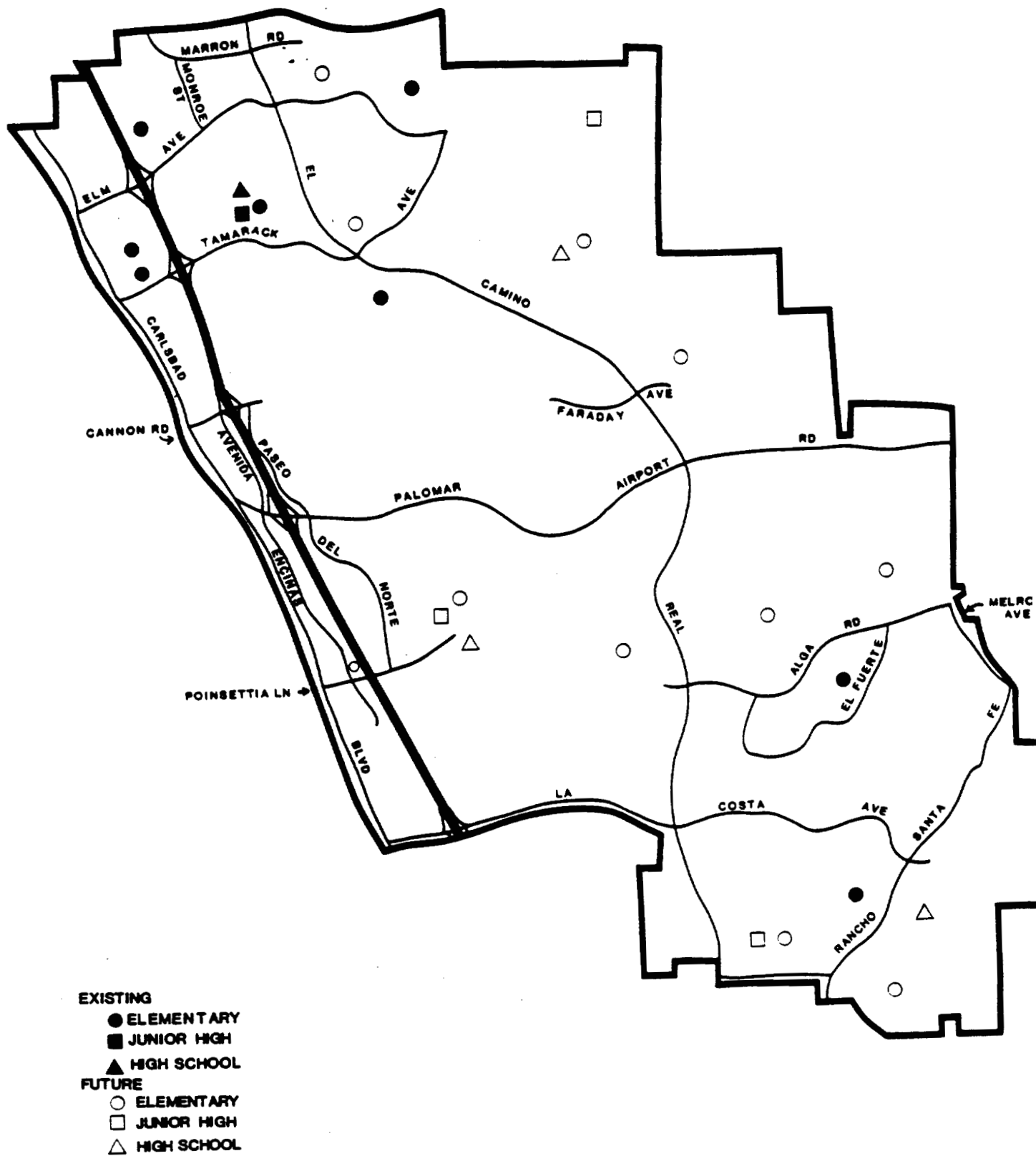
PERFORMANCE STANDARD:

Fifteen percent of the total land area in the zone exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.

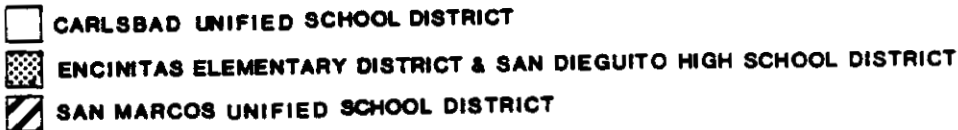
ADDITIONAL FACILITY PLANNING INFORMATION:

The preceding map highlights those areas of the city which will be required to comply with the open space performance standard. The other areas of the city are already developed or meet or exceed the requirement. Local Facility Management Zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 16 already meet the standard while Zones 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, and 25 must detail in their local plan how they will meet this standard.

FIGURE 16
SCHOOLS
SEPTEMBER 16, 1986



SEPTEMBER 10, 1986



SCHOOLS

PERFORMANCE STANDARD

School capacity to meet projected enrollment within the zone as determined by the appropriate school district must be provided prior to projected occupancy.

ADDITIONAL FACILITY PLANNING INFORMATION

The City is served by four school districts:

1. Carlsbad Unified School District
2. San Marcos Unified School District
3. San Dieguito Union High School District
4. Encinitas Union Elementary School District

The preceding, illustrative map shows the proposed future school sites along with those that presently exist. These locations were determined during the School Master Location Study which was completed in 1982. Based on the new land use densities and the information provided to the Carlsbad School District, they are considering the possibility of updating the School Location Plan. With the exception of the Carlsbad School District, the remaining three districts provide approval for new development so long as the appropriate fee is collected. The Carlsbad School District collects a fee but also negotiates certain items on an individual basis with each developer prior to providing a "Will Serve" letter to the City.

The Growth Management Program and adopted school performance standard will allow this process to continue.

The major difference to the previous process is that before, the districts were only able to review projects individually. Now, during the Local Facility Management Plan review, they will have the ability to view a much larger, comprehensive plan. This added information will enable the districts to consider alternate plans of action and to make necessary adjustments in advance of the impact of new development.

FIGURE 9
SEWER SERVICE
SEPTEMBER 16, 1986

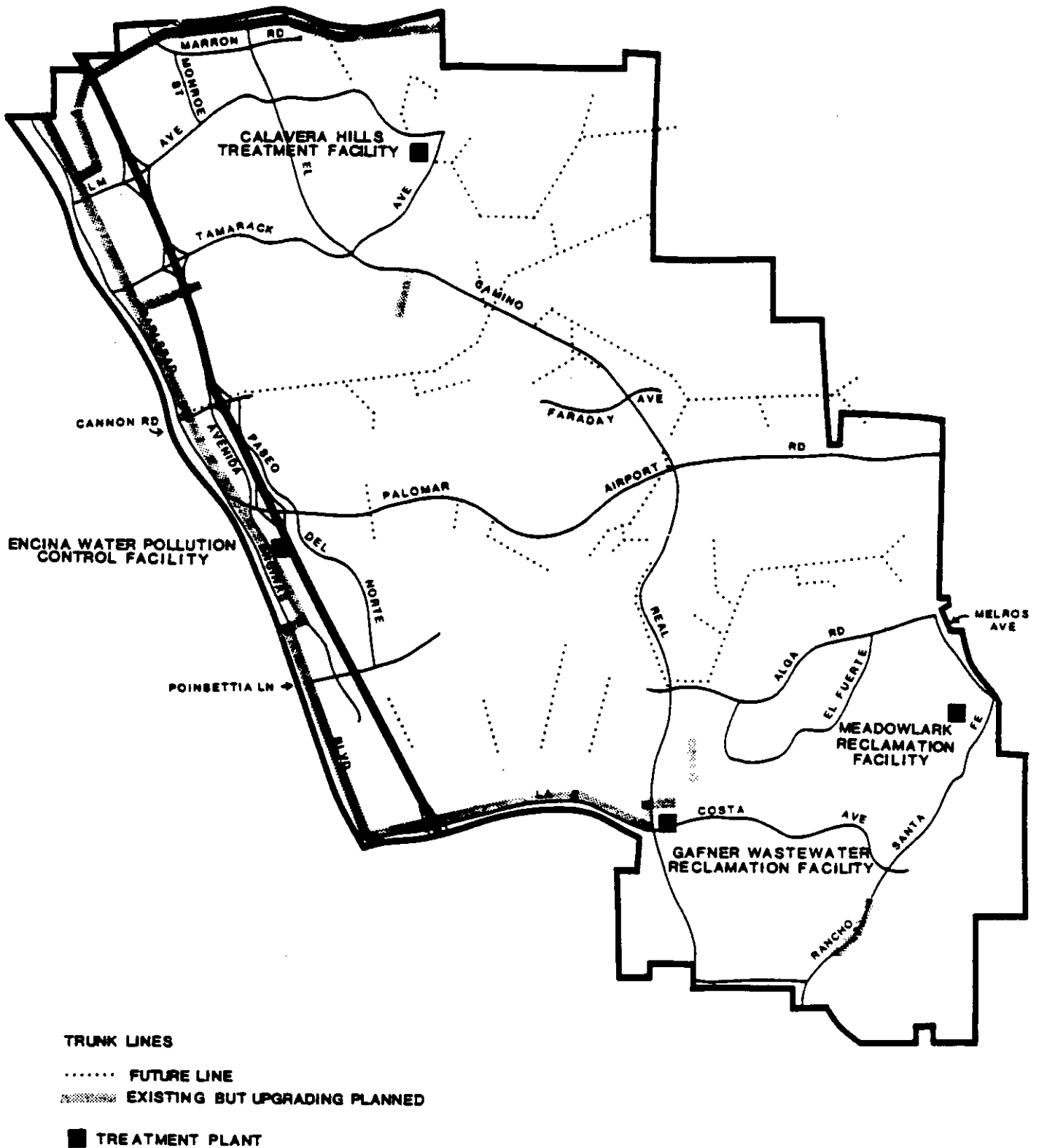
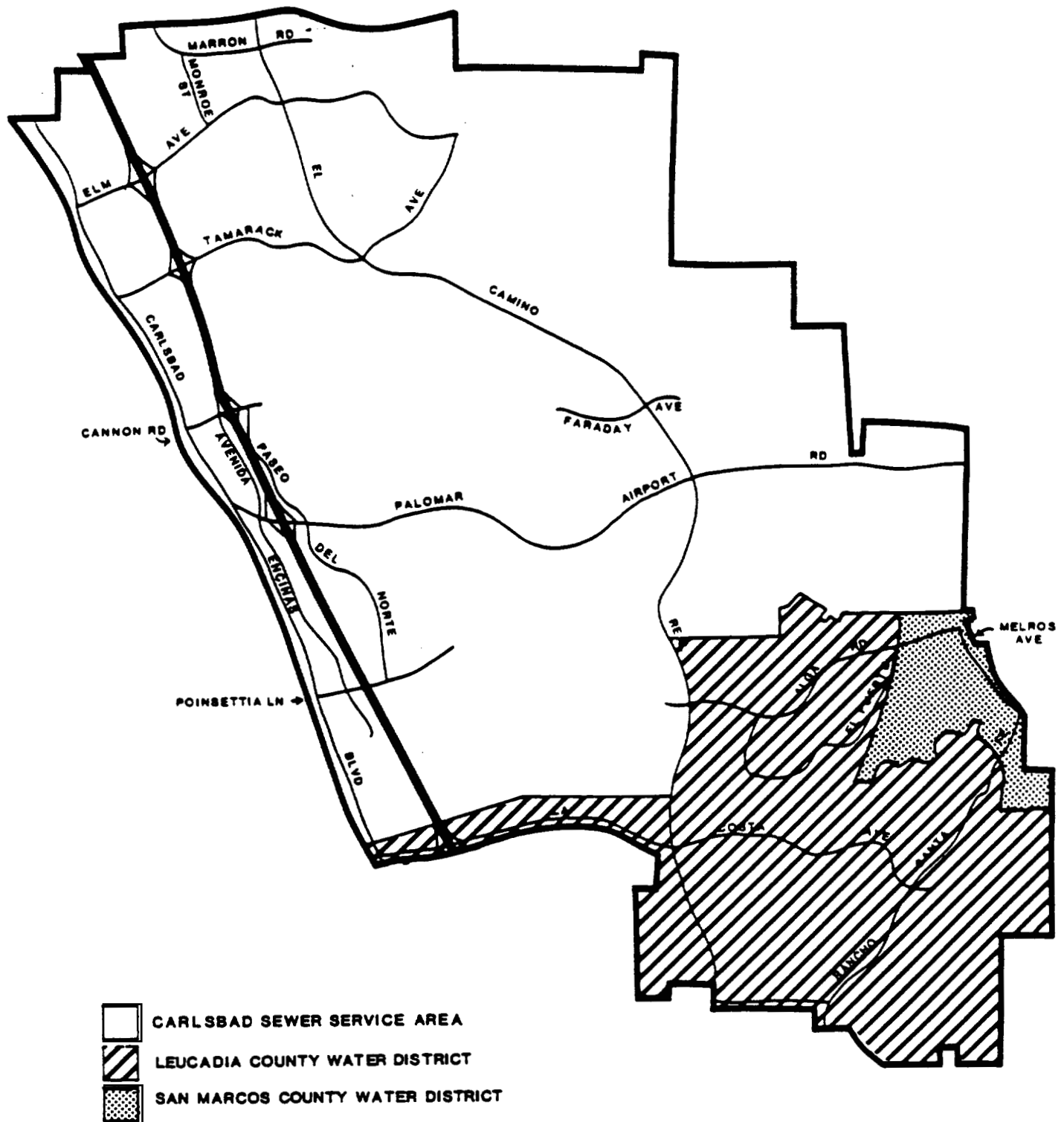


FIGURE 10
SEWER DISTRICT BOUNDARIES
SEPTEMBER 16, 1986



SEWER COLLECTION SYSTEM

PERFORMANCE STANDARD

Trunk line capacity to meet demand as determined by the appropriate sewer district must be provided concurrent with development.

ADDITIONAL FACILITY PLANNING INFORMATION

The City is provided sewer service from three agencies:

1. City of Carlsbad
2. Leucadia County Water District
3. San Marcos County Water District

Each of the three service providers have completed master plans for the major public facilities needed to service the City. The San Marcos facilities are in place now which will provide service for buildout needs of their service area. The Leucadia County Water District completed their agency's Master Study Plan in September 1985 which provides for all facilities needed to buildout. The Carlsbad Sewer Master Plan was completed in April 1985, and it also provides for all facilities needed to buildout.

Sewer facilities are such that the exact size and capacity of each line depends on the individual development projects being proposed. Therefore, the master plans developed by each agency are able to address these needs at the project level.

The existing Sewer Collection System is adequate to meet current service demands. The future plans of each agency provide the necessary facilities to service the City at buildout. Each service provider will review and approve all local plans that affect their service area to ensure that the adopted performance standard is maintained based on the phasing of development.

FIGURE 18
WATER SYSTEM
 SEPTEMBER 16, 1988

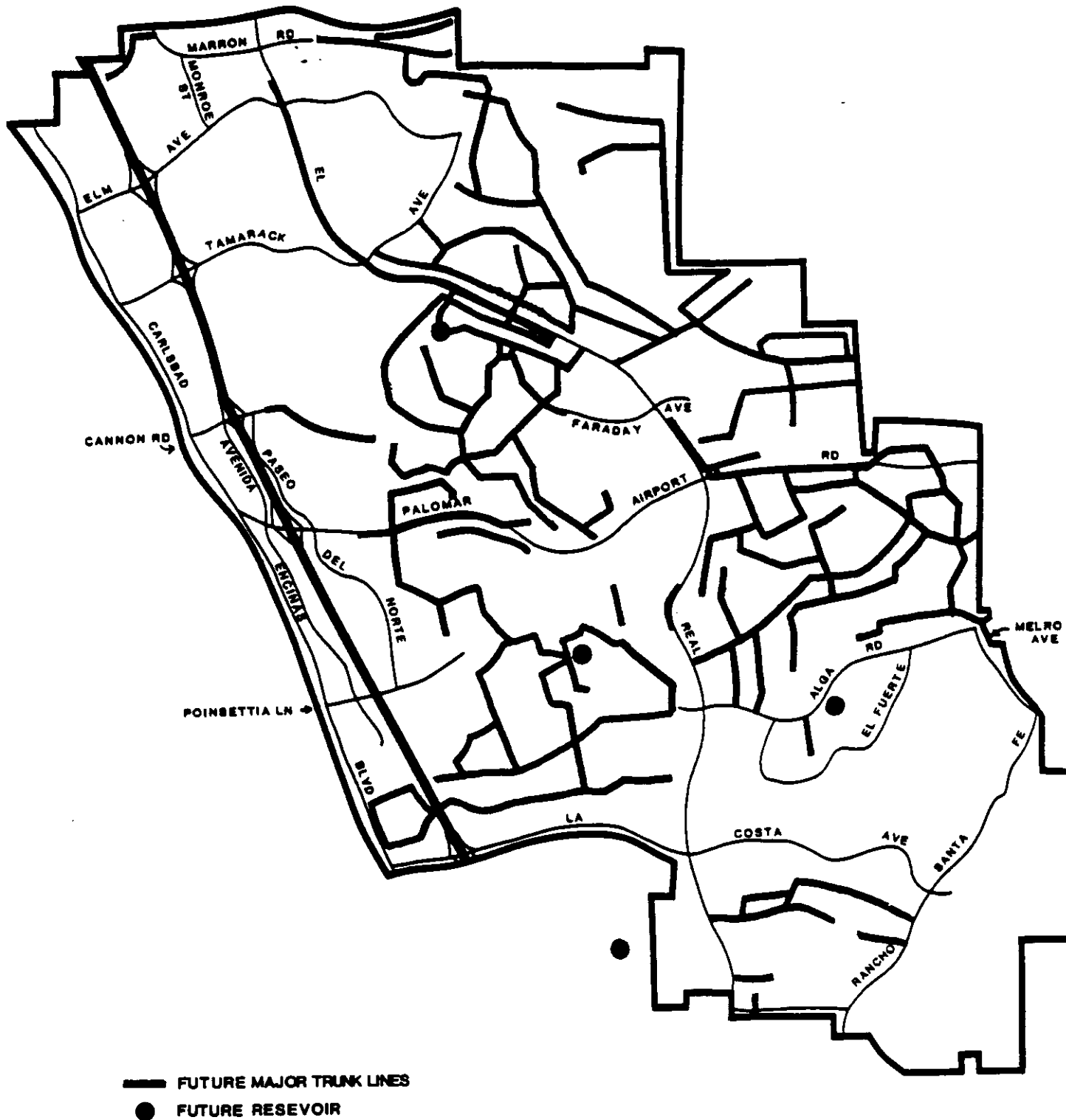
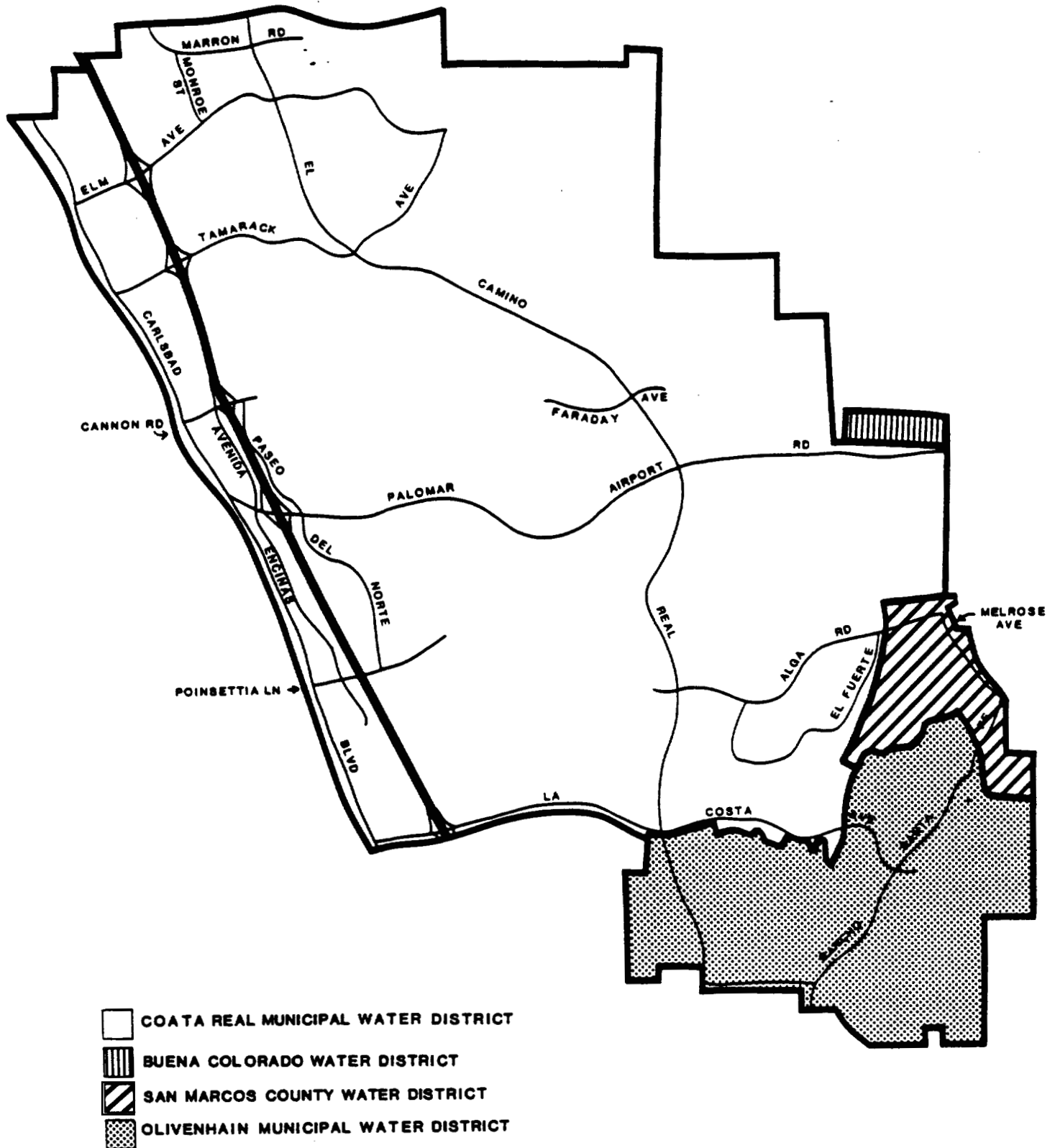


FIGURE 19
WATER DISTRICT BOUNDARIES
 SEPTEMBER 16, 1986



WATER DISTRIBUTION SYSTEM

PERFORMANCE STANDARD

Line capacity to meet demand as determined by the appropriate water district must be provided concurrent with development.

A minimum 10 day average storage capacity must be provided prior to any development.

ADDITIONAL FACILITY PLANNING INFORMATION

The City has three water service providers:

1. Costa Real Municipal Water District
2. Buena Colorado Water District*
3. San Marcos County Water District
4. Olivenhain Municipal Water District

Each of the three service providers, exclusive of Buena Colorado Water District, have completed master plans for the major public facilities needed to service the City. The San Marcos facilities are in place now which will provide service for the buildout needs of their service area. Olivenhain has identified certain existing facilities which will need to be upgraded and improved in order to meet the needs of future growth.

Costa Real has identified those facilities which will need to be added, upgraded, and improved in order to meet the needs of future growth. For the most part, the facilities needed to service the City are presently in place, and where future facilities are needed, they have been identified in the appropriate Master Plan.

The existing Water Distribution System is adequate to meet current service demands. This includes both line capacity and the minimum 10 day storage capacity. The future plans of each service agency provide the necessary facilities and storage capacity to meet the buildout needs of the City.** Each service provider will review all local plans that affect their service area to ensure that the adopted performance standard is maintained based on the phasing of development.

*At some future date, the Buena Colorado Water District's Carlsbad service area will be absorbed into the Costa Real Municipal Water District.

**The San Marcos County Water District has determined a 3.2 day storage supply of water for their district's local service area. Because the Carlsbad service area is so small, it has been determined that their storage capacity is adequate.

SECTION VI. GUIDELINES FOR PREPARATION OF LOCAL FACILITY MANAGEMENT PLANS

A. REASONS FOR GUIDELINES

These guidelines have been prepared to:

1. Assure that the Local Facility Management Plan will be consistent with and implement the Citywide Facilities and Improvements Plan and the overall Growth Management Ordinance;
2. Develop a consistent format for each of the twenty-five facility management zones which will facilitate review by decision makers and the public alike; and,
3. Provide clear directions to property owners, consultants, and developers who may prepare management plans, with the aim of reducing the costs or time delays associated with the process.

B. OVERALL FORMAT

1. 8 1/2" by 11"

All documents to be 8 1/2" by 11" with a vertical format. Where larger maps or tables are needed, provide them on 11" by 17" fold out pages.

2. Print One Side Only

To facilitate review and notation of documents, please print on one side of paper only.

3. Page Numbers

Page number the entire document sequentially, rather than by section to facilitate easy reference.

4. Exhibits, Figures and Tables

Label exhibits, figures and tables numerically or alphabetically and include in the Table of Contents.

5. Appendixes

Any lengthy documentation felt necessary, such as traffic studies, lengthy calculations, large maps, etc., should be included in an appendix section, or separate appendix document.

C. EDITORIAL GUIDELINES

1. Adequate

Avoid using words like "adequate", instead, always quantify in specific numerical terms.

2. Sources

When using or referring to secondary sources of data, be specific, i.e., report names, dates, authors, page numbers, etc.

3. Methodology

Be specific about the methodology used for analysis, cite all secondary sources.

D. CONTENTS OVERVIEW

1. Entire Zone

The plan should cover the entire zone. Plans submitted for only a portion of the zone will not be processed.

2. General Plan and Zoning

The Local Facility Management Plan shall be based upon the General Plan and zoning applicable within the local zone at the time of approval.

3. Citywide Facilities and Improvements Plan

The Local Facility Management Plan shall be consistent with the Citywide Facilities and Improvements Plan and shall implement this plan within the specific zone.

E. SPECIFIC OUTLINE

The Local Facility Management Plan should follow the outline and must include the contents listed below:

1. Title Page

Include zone number, name, address, and telephone number of sponsor of zone plan, all consultants, and date of preparation.

2. Table of Contents

The table of contents should be comprehensive and include a list of exhibits, figures, tables and appendices.

3. Introduction

Include, here, a brief description of the zone and background maps. Maps should include the following:

- A. Citywide Local Facility Management Zones Map; please highlight the specific zone under consideration with a graphic pattern.
- B. Latest General Plan map of the zone.
- C. Latest City zoning map of the zone.
- D. Map and table indicating the major (25 acres or larger) property owners in the zone and acres of property owned by each. For smaller holdings, list the number of owners and acres in aggregate. Also list popularly known names of development projects included in the zone. Where a specific project has been filed with or approved by the City include City's official reference number.

4. Buildout Assumptions

A projection of the buildout for the zone shall be provided including residential and non-residential land use acreage and constrained land. A map and tables showing how dwelling units and acreage projections were determined shall be provided. The map shall show the location of all environmental and other constrained lands including beaches, permanent bodies of water, floodways, wetlands, riparian or woodland habitats, major power transmissions lines, major roadways, railroad tracks, slopes with an inclination of 25 percent to 40 percent and those greater than 40 percent, open space areas previously designated on the City's Land Use Map and other land upon which significant environmental features are

located as determined by the environmental review process for the Local Facility Management Plan. Also include population projections based on 2.471 persons per household.

The buildout projection for the zone shall be checked by City staff for compliance with the methodology and projections made by the City as part of the preparation of the Citywide Facilities and Improvements Plan.

Should the City Council's Referendum or the Citizen's Initiative be passed on the November ballot, additional instructions may be issued for this section.

5. Facilities Having Citywide Impact

City Administrative Facilities Library and Wastewater Treatment Capacity have been analyzed as part of the Citywide Facilities and Improvements Plan and are monitored as part of the City's annual monitoring report.

To the extent that the preparers of the Local Facility Management Plan feel that these Citywide facilities will be constructed on a timely and adequate basis for appropriate development within the local zone, no further analysis is required within the local zone plan. Analysis should be included only if recommendations are made to modify the Citywide Facilities and Improvements Plan for these facilities including plans, standards, phasing or funding. Additionally, any wastewater treatment that is proposed to be handled at other than the Encina Plant, such as the Calavera Hills Reclamation Plant, should be discussed in detail in this section.

If the Citywide analysis is acceptable, include in this section a statement indicating that the Citywide Facilities and Improvements Plan has been reviewed for these three facilities and indicate that it is acceptable for zone development.

6. Facilities Not Having Citywide Impact

A separate section shall be included for each of the following eight facilities:

Parks
Circulation

Drainage
Fire
Open Space
Schools
Sewer Collection System
Water Distribution System

Each section shall contain the following sub-sections described further below:

- A. City Standards
- B. Inventory
- C. Phasing
- D. Financing

I. City Standards

For ease of reference, please repeat the City Performance Standard at the start of each section.

II. Inventory

The Citywide Facilities and Improvements Plan includes a preliminary inventory of present and future requirements for each facility and improvement. The Local Facility Management Plan should confirm this inventory and provide additional details including cost estimates for the specific zone.

Because improvement requirements for certain facilities and improvements may overlap zone boundaries, a discussion of the need for coordination and a proposed coordination plan for facilities extending from one zone to another shall be included. It must be shown that development in the zone will not reduce the facilities or improvements capabilities or create facilities or improvements shortages in other zones or reduce service capability in any zone below the City's adopted performance standard.

A few additional specific guidelines for facility inventory are included below:

1. PARKS

The plan shall include:

- i. A map of the Park District within which the zone is located. If a zone lies in more than one Park District, a map shall be shown for each Park District.

- ii. A map and list of all existing and proposed community or special use parks within the related Park District (City Quadrant).

2. CIRCULATION

The plan shall include:

- i. A map of the existing and proposed street system, categorizing streets by the City Circulation Element criteria. All existing prime arterials, major arterials, secondary arterials and collector streets shall be shown. For the proposed street system, new collector streets that are internal to the subdivisions and that will be built and entirely funded by the developer as part of an individual development need not be shown. For any circulation element road, an alignment plan with a scale no greater than 200 feet per inch shall be prepared showing the vertical and horizontal alignment of the road. The limits of the alignment should be extended beyond the zone boundary to a logical terminus as necessary subject to the approval of the City Engineer.

For ease of analysis it is suggested that existing streets be shown with a solid line and proposed streets with a dotted line. Use a wider line width for the prime arterial scaling down to a narrow line for collector streets.

The map should normally include land outside of the zone which is necessary to analyze how the circulation system works for the entire zone. The map must indicate "impacted" road segments or intersections outside the zone.

- ii. A table and/or map indicating existing street capacities, traffic volumes and service levels during off-peak and peak hours for all road segments and intersections.

- iii. A table and/or map indicating projected street capacities, traffic volumes and level of services during off-peak and peak hours for all road segments and intersections at buildout.
- iv. A list of technical assumptions or methodology used in the analysis such as trip generation rates by land use, traffic modeling systems used, etc. If City studies are used for the analysis simply reference the City studies.
- v. Until the Citywide Traffic Impact Study is completed (January 1987), the circulation information shall be verified by City staff requesting an independent review by SANDAG (San Diego Association of Governments).

3. DRAINAGE

The plan should include:

- i. Map of natural drainage areas in relation to topography.
- ii. Map and listing of existing and proposed facilities including:
 - Pipes
 - Desiltation basins
 - Retention basins
 - Open channels (earth or concrete)
 - Headwalls
 - Clean Outs
- iii. For any facility not shown in the City's Master Drainage Plan or recommended changes to the City's plan, list specific assumptions and calculations used in the analysis such as expected flows (cfs) and capacities for each facility.

4. FIRE

The plan should include:

- i. A map of existing and proposed fire stations serving the zone. For each station show the five minute response time.

- ii. A table and/or map indicating the number of existing and proposed dwelling units outside the five minute response time of existing station.

5. OPEN SPACE

The plan should include:

- i. A map and table (acres) showing all existing land to be considered as open space. Such areas might include pocket parks, homeowners ball fields, planned residential development (PRD) common areas, golf courses, tot lots, swimming pools, tennis courts or other areas containing passive or active recreational facilities, such as major power line easements. Where any portion of the zone is to be developed with large lot, standard single family development (minimum 7,500 square foot lots), the amount of open space may be proportionately modified.
- ii. When known, a map and table indicating all proposed future open spaces. If possible relate these spaces to specific property ownerships or developments. Where feasible, the plan should inventory any sites within the zone that are particularly suited to open space use and that will enhance the overall livability within the zone.

6. SCHOOLS

List the name of the service agency(s) for the zone. If more than one agency serves the zone, list each agency, and include a map showing each agency's service area. Service agencies include San Dieguito Union High School District, Encinitas Union Elementary School District, San Marcos Unified School District, and Carlsbad Unified School District.

The plan should include a map of existing and proposed elementary, junior high and high schools serving the zone. For each school show current and projected enrollment and rated capacity. Indicate assumptions used such as students per household.

7. SEWER COLLECTION SYSTEM

List the name of the service agency(s) for the zone. Service agencies include Leucadia, San Marcos, and Carlsbad. If more than one agency serves the zone, list each agency and include a map showing areas served.

The plan should include:

- i. Map of the natural drainage areas in relation to topography.
- ii. Map and list of existing and proposed trunk lines (normally 12 inches and larger), force mains, and pump stations.
- iii. List of technical assumptions used in analysis such as:
 - Gallons per day for residential uses.
 - Gallons per acre per day for non-residential uses.
 - Buildout assumptions by drainage area.
- iv. For each facility indicate size, capacity in cubic feet per second, current utilization in cubic feet per second, projected buildout utilization in cubic feet per second, cost estimates.
- v. A discussion of how the proposed system relates to water reclamation plans within the zone or other zones should be included. If golf courses or large park and open spaces are included, the plan shall include a specific discussion of the reclamation potential, and indicate if the property owner will agree to use reclaimed water, if available.

8. WATER DISTRIBUTION SYSTEM

List the name of the service agencies for the zone. Service Agencies include Olivenhain Municipal Water District, San Marcos County Water District, and Costa Real Municipal Water District. If more than one agency serves the zone, list each agency and include a map showing each area served.

The inventory should include:

- i. Map and list of existing and proposed facilities including major transmission lines, storage facilities, water treatment and pumping facilities, and local water resources.
- ii. List of technical assumptions used in analysis such as:
 - Gallons per day for residential uses.
 - Gallons per acre per day for non-residential uses.
 - All golf courses or proposed large open spaces, or parks to be watered shall be identified.
 - Fire flows.
- iii. For each facility indicate size, capacity, current utilization, projected buildout utilization, cost estimates.
- iv. A discussion of how the proposed system relates to water reclamation plans within this zone or other zones should be included. If golf courses or large parks and open spaces are included, the plan shall include a specific discussion of the reclamation potential and indicate if the property owner will agree to use reclaimed water, if available.

III. Phasing

A phasing schedule establishing the timing for installation of the facilities or improvements in relationship to the amount of development activity (e.g. number of dwelling units, number of square feet of commercial space, etc.) shall be submitted for the facility management zone. The phasing schedule shall ensure that development of one area of the zone will not utilize more than the area's pro rata share of facility or improvement capacity within that zone unless sufficient capacity is ensured for other areas of the zone at the time of the first development.

Periods where facilities and improvements may not meet the City standard shall be indicated, and the plan shall either:

- i. Provide a means for meeting the standard, or
- ii. Suspend development in the zone for a period of time until the standard is met.

The primary goal of the zone plan is to provide more up front, longer term planning for public facilities. The phasing analysis and schedules are primarily for planning and "early alert" purposes. It is recognized that when development will actually take place relates to many variables that change over time. Nevertheless, it is necessary to prepare phasing assumptions in order to analyze facility phasing, construction and financing plans. The decision as to whether a specific project may proceed will be made in relation to both the zone plan and the actual project approval. In both cases analysis will relate directly to assurances that the Performance Standards can be met.

Both dwelling unit and non-residential land usage should be projected on a year-by-year basis over a twenty year time line similar to the analysis that was done in the Citywide Facilities and Improvements Plan. Development projected beyond the 20 year period should be shown in one remainder number. A table for the specific zone should be included as part of the plan. City staff will verify the "reasonableness" of these projections based upon regional growth predictions prepared by SANDAG, projections made by the City in conjunction with the Capital Improvements Program and actual historical trends.

Specific facility phasing for each of the eleven facilities should relate directly to these projections. When considered helpful, alternative phasing schedules may be submitted. For example, such schedules might document that facilities will be adequate for variable rates of development within the specific zone.

Additional instructions for specific facilities are as follows:

SEWER COLLECTION SYSTEM

Any temporary pump station required, due to phasing of facilities shall be clearly identified.

Future development proposals requiring pump stations that are not identified in the zone plan will not be approved without amendments to the zone plan.

DRAINAGE

It should be shown that the proposed phasing schedules will not create any onsite or downstream problems in relation to erosion, flooding or siltation.

IV. Financing Plan

A financing plan establishing proposed methods to fund all needed facilities shall be included: The plan shall specifically indicate:

- i. Which facilities are proposed to be funded and built as an integral requirement of the development projects located within the zone. Where facilities are proposed to be constructed in the future and the costs are to be allocated to various properties or developments within the zone, the plan shall so indicate and a Facilities Management Fee shall be proposed. The amount of the fee shall be determined based upon the estimated cost of the facilities spread to a specific increment or level of development. The fee shall be collected unit by unit in relationship to the specific demand beginning with the first unit of development. These fees shall be held in deposit with the City in order to assure funds will be available when the facility is needed.
- ii. Which facilities are proposed to be built by the City, special District or State as part of its normal capital improvement program. The facilities should be shown on an approved capital facilities program.

- iii. Where the City or Special District proposes to build a facility as part of its normal capital improvements program but such facility is not currently shown on an adopted capital improvements program, supporting verification and documentation should be included from the City or special District.
- iv. Other funding sources such as assessment districts or grants shall be discussed in detail along with rationale as to why this source is considered workable.
- v. If developer reimbursement agreements are anticipated in relation to financing they should be so indicated. Detailed rationale as to why reimbursement is reasonable, a reference to the legal authority allowing such an agreement, and how such reimbursement is to be arranged shall be included in accordance with the proposed construction schedule and development phasing plans.
- vi. Where facilities or improvements are required for more than one zone, the phasing plan shall identify those other zones and the plan for each zone shall be coordinated. Coordination shall not require identical funding methods, as long as the plan assures that funds will be available concurrent with need.

Additional instructions for specific facilities are as follows:

OPEN SPACE

Open space will normally be required as part of the development. Any proposal to include open space as part of a City-maintained program will require extraordinary justification.

SCHOOLS

Please discuss here an understanding of the school districts funding plan, particularly in relation to developer agreements for development approvals within the zone.

SEWER COLLECTION SYSTEM

If temporary pump stations are proposed, a financing plan covering the operations of the pump stations during the temporary period shall

be included. It will normally be assumed that this operation will be funded by the related development.

F. ADDITIONAL SUBMITTAL REQUIREMENTS

1. Property owners list and addressed stamped envelopes (metered must be undated) - A) a typewritten list of the names and addresses of all property owners within the zone and within a 600 foot radius of the zone. The list shall include the San Diego County Assessor's parcel number from the latest assessment rolls. B) Two separate sets of legal size (#10), addressed stamped envelopes of the property owners within the zone and within a 600 foot radius of the zone. Do not type assessor's parcel number on envelopes. Leave return address blank. C) A map to scale not less than 1"=1000' showing each lot within the zone and within 600 feet of the exterior boundaries of the zone. Each of the lots shall be consecutively numbered and correspond with the property owner's list. The scale of the map may be reduced to a scale acceptable to the Planning Department if the required scale is impractical.
2. Number of copies of plan - Fifteen (15) copies of the plan shall initially be submitted. Once the plan has been reviewed by staff and is ready to be scheduled for public hearing, an additional fifteen (15) copies shall be submitted.
3. A deposit of \$10,000 shall be submitted - All staff and city consultant time and materials in reviewing the plan shall be fully documented. If any of the deposit is unexpended, it will be refunded following the public hearing. If the deposit does not cover the cost of reviewing the plan, an additional fee will be charged before the plan is scheduled for public hearing.

SECTION VII. FINANCING OPTIONS AND POLICIES

When the Work Plan for the Growth Management Ordinance was adopted by the City Council on July 1, 1986, a detailed financing plan and analysis was not requested for the facilities and improvements which were to be addressed in the Citywide Facilities and Improvements Plan. It was understood that detailed financing plans would be required as part of the preparation of the Local Facility Management Plans. However, this section does address available cost estimates and funding sources for those citywide facilities under the City's control. The table titled "Future Public Facilities List" at the end of this section shows these facilities. Those citywide facilities to be installed or financed through the operations of the various special districts are referenced in the district's appropriate master plans.

The capital facilities necessary to support the City of Carlsbad generally fall into two categories -- those provided by developers as a condition of development approvals, and those provided by the City through a system of fees, taxes, or other financing sources. The Growth Management Ordinance further defines this division by listing the projects that qualify for funding from one of the usual City sources.

It is the City's responsibility to plan for the construction and maintenance of City projects and to finance these projects in the best possible way. The following describes some of the financing options available to the City.

- A. Cash/Pay-as-you-go financing. The City has used this method of financing to pay for most capital improvements constructed to date.

In concept, the City charges the development community a series of fees which provide the source of income to pay for capital projects. When enough cash has been assembled, the City constructs the next capital project in order of priority. This method forces the City to delay construction of various projects until funds have been collected. These fees include:

1. Public Facilities Fee
2. Park-In-Lieu Fees
3. Planned Local Drainage Fees
4. Traffic Impact Fees
5. Bridge and Thoroughfare Benefit District Fee
6. Sewer Fees
7. Water Fees

Special Districts collect their own various fees.

B. Reimbursement Agreements. In certain instances, a developer may ask the City to move a project forward in time and to construct a facility before funds have been collected. When this occurs, the City could adopt the policy of having the interested developer construct the project based on a reimbursement agreement. The City would pay the developer back for the portion of the project that was to be funded by City resources over a period of time. Payments would commence at the time the City had originally scheduled construction. Moving the project forward in time is for the benefit of the developer. Therefore, the City's repayment would be limited to the cost of the public portion of the project and no interest would accrue to the developer. The use of this method of project financing does not eliminate the developer's obligation to pay City fees. The developer must still pay all City fees associated with a development.

C. Credit for City Fees. When it is in the public interest to construct certain public facilities earlier than would be possible under a pay-as-you-go program, the City can consider giving a developer credit for fees that would otherwise be paid, up to the cost of the public improvement. These credits would reduce the amount of fees payable in future years from a certain development.

Fee credits must be used carefully to avoid elimination of income from capital fees necessary to finance other projects. Two alternatives exist for fee credits:

- Full fee credit immediately: Under this option, the developer who builds a public improvement would be eligible to deduct 100% of the cost of the improvement from fees payable. Once the fee credit is exhausted, the developer begins paying fees as normally assessed by the City. Under this option the developer gets immediate credit for the total cost of a project.
- Partial fee credit - credit over time: In this option, the developer who builds a public improvement receives a credit for the cost of a public improvement. However, the use of that credit is spread over a series of years. This allows the City to continue to receive at least a portion of fees

designated for capital projects while giving the developer credit for the construction of public improvements that would have otherwise been paid for by the City. No interest would accrue to the developer as a part of this arrangement.

- D. Debt Financing. A range of debt financing alternatives are available to the City. If it is in the public interest to push a project ahead and to construct an improvement before funds are on hand, debt financing may be the answer. If the project is being pushed forward for the convenience or benefit of a developer, that developer should bear the cost of issuance and interest over the life of the debt issue. The actual mechanics of a debt issue and how to determine the developer's responsibility to support costs is yet to be defined.

Some of the debt financing vehicles available are shown below:

Assessment Districts:

Under Council Policy No. 33, the City may assist a developer in the construction of various public improvements that may be financed through the use of assessment districts if there is significant public benefits from the improvement. In cases where a City contribution would be necessary to a district, the City may ask a developer to pay the City contribution. The developer could then be reimbursed at a later date (i.e., in the year that the capital project had been originally scheduled for construction) or through a system of credits as described earlier.

Special Benefit Districts:

State law allows the formation of a variety of special benefit districts. These districts may be used to fund the construction of parks, libraries, police or fire facilities, and street lighting systems to name a few. These districts may be formed by a vote of the property owners who then assess themselves for the cost of improvements.

The developer and/or land owner bears the burden of debt service payments. City participation in a district of this type is possible to the extent of public improvements that would have otherwise been the responsibility of the City. However, the movement of capital improvements forward-in-time would require some concession from the developer in offsetting interest,

debt issue, or other additional costs.

Revenue Bonds:

The City may elect to issue revenue bonds to finance improvements related to utility functions or other City services that generate a fee for service, although other City functions could support the use of revenue bonds. If public improvements are being installed ahead of schedule to accommodate a developer, the City would expect the developer to offset many of the costs of such an issue as described above.

Tax Increment Bonds:

Public improvements in the City's redevelopment area can be financed through the use of tax increment bonds. The Redevelopment Agency has developed a plan for the construction of public improvements using this method of financing. A developer asking for public improvements to be constructed ahead of schedule must consider the agency's ability and willingness to defer other projects.

Certificates of Participation:

Certain public facilities such as buildings can be financed through Certificates of Participation. This is in effect a lease agreement between the City and another agency. A developer wishing to push projects forward might consider constructing facilities such as a library or fire station using this financing tool. The developer may be asked to bear certain costs or to accept credit in lieu of payment for certain improvements.

General Obligation Bonds:

The City has the ability to issue General Obligation Bonds to fund the construction of public improvements. This can only be done with the approval of 2/3 of the voters in an election. It is unlikely that the City will have the ability to use this method of funding public projects which benefit specific developments.

In the course of developing the Citywide Facilities and Improvements Plan, the following financing policies were identified:

1. Recognize that those projects identified in the Public Facilities Fee Calculation are the ultimate responsibility of the City to fund, however, the priority for funding projects is at the discretion of the City Council.
2. Recognize that the Capital Improvements Program will play a significant role in helping to establish compliance with the adopted performance standards. Priority for the funding of projects should go to infill areas or areas of the city where existing deficiencies exist.
3. Agree to consider assisting developers with credits against future fees, reimbursement agreements, forming assessment districts, etc. only when it is clearly in the public interest to do so or to rectify public facility deficiencies and not to induce growth by prematurely upgrading public facilities.
4. Recognize that all credit or reimbursement arrangements will be made based on the City's plans for timing of certain public facilities. For example, if a developer wanted to put in an improvement that the City had not planned for 5 years and was not necessary to rectify an existing deficiency, the City would not consider beginning to provide credits or reimbursement until the 5th year, if at all.
5. Recognize that public facility improvements made up-front or ahead of City plans by developers must provide the funds necessary to cover annual operating costs for the facility until the time the City had previously planned to provide the facility.
6. With the recent reduction in residential densities and overall restriction on residential development, recognize that it may be necessary to start charging fees to commercial and industrial land uses in cases where they are not presently assessed. For example, commercial and industrial developments do not pay school or park fees although they will increasingly impact these facilities. With the reduction in residential land uses and density, it may be necessary to charge commercial and industrial to make up the deficit.
7. At a future date, consider directing staff to conduct a financial analysis of the Public Facilities Fee to determine its adequacy in terms of cash flow and method of calculation in light of the overall Growth Management Program.

C I T Y O F C A R L S B A D

FUTURE PUBLIC FACILITIES LIST

PROJECT	DESCRIPTION	FUND	COST EST. (000's)

GOVERNMENT FACILITIES			

*City Hall		PFF	4,000
*FIRE STATION #3	Relocation - Calavera Hills	"	425
*FIRE STATION #5	Public Safety Center	"	1,950
*FIRE STATION #6	Rancho Santa Fe	"	590
*LIBRARY	Additional 84,600 sq. ft.	"	10,593
*Public Safety Ctr		"	3,400

PARKS			\$20,958

Alga Norte		PFF	3,531
*Calavera Hills		"	2,270
Cannon Lake		"	650
*Leo Carrillo		"	2,000
*Macario Canyon		"	14,000
NE Quadrant		"	4,225
Non-Determined Sites		"	4,225
*Senior Citizen Center		"	1,679
Special Use Areas	Additional 10.7 acres	"	368
*SW Quadrant		"	4,225

DRAINAGE PROJECTS **			\$37,173

DISTRICT 1	Drainage Fee/Gross Acre = \$	0	PLD
DISTRICT 2	"	\$ 0	"
DISTRICT 3	"	\$ 3,808	"
DISTRICT 4	"	\$ 1,686	"
DISTRICT 5	"	\$ 2,658	"
DISTRICT 6	"	\$ 200	"
DISTRICT 7	"	\$ 2,273	"
DISTRICT 8	"	\$ 0	"
DISTRICT 9	"	\$ 2,878	"
DISTRICT 10	"	\$ 1,196	"
DISTRICT 11	"	\$ 1,630	"
DISTRICT 12	"	\$ 4,445	"
DISTRICT 13	"	\$ 2,858	"

			\$30,387

* Part or all of these projects are in the adopted five year Capital Improvement Program. See the 1986-91 CIP for details.

** SOURCE: Master Drainage Plan for the City of Carlsbad, June 1980
Costs have been adjusted to 1986 dollars per the Pipeline/Concrete Index (24.6%).

C I T Y O F C A R L S B A D

FUTURE PUBLIC FACILITIES LIST

PROJECT	DESCRIPTION	FUND	COST EST. (000's)

SEWER PROJECTS **			

*ENCINA TREAT. PLANT	Phases IV & V (Carlsbad's share)	Sewer	13,070
*CALAVERA HILLS PLANT		"	5,240
UPGRADE TRUNK LINES			
* Area 1 - BUENA VISTA		"	25
* Area 2 - NORTHWEST CITY		"	810
Area 3 - CALAVERA HILLS		"	0
Area 4 - NORTH AGUA HEDIONDA		"	590
* Area 5 - SOUTH AGUA HEDIONDA		"	970
Area 6 - PALOMAR AIRPORT		"	0
Area 7 - NORTH BATIQUITOS		"	0
UPGRADE PUMP STATION			
Area 1 - BUENA VISTA		"	0
Area 2 - NORTHWEST CITY		"	435
Area 3 - CALAVERA HILLS		"	0
* Area 4 - NORTH AGUA HEDIONDA		"	765
Area 5 - SOUTH AGUA HEDIONDA		"	1,750
Area 6 - PALOMAR AIRPORT		"	0
Area 7 - NORTH BATIQUITOS		"	0
JOINT FACILITIES			
Area 1 - BUENA VISTA		"	350
Area 2 - NORTHWEST CITY		"	2,190
Area 3 - CALAVERA HILLS		"	0
Area 4 - NORTH AGUA HEDIONDA		"	0
Area 5 - SOUTH AGUA HEDIONDA		"	3,230
Area 6 - PALOMAR AIRPORT		"	135
Area 7 - NORTH BATIQUITOS		"	0
		"	-----
			\$29,560

G R A N D T O T A L

\$171,896

NOTE:

=====

SAN MARCOS (WATER/SEWER) - Existing facilities are adequate to buildout.

LEUCADIA (SEWER) - Specific projects and costs are detailed
in the Districts Master Plan.

OLIVENHAIN WATER - "

COSTA REAL WATER - "

* Part or all of these projects are in the adopted five year
Capital Improvement Program. See the 1986-91 CIP for
details.

** SOURCE: City of Carlsbad Sewer Master Plan, April 1985.

CITY OF CARLSBAD

FUTURE PUBLIC FACILITIES LIST

PROJECT	DESCRIPTION	FUND	COST EST. (000's)
CIRCULATION			
FWY INTERCHANGE	@ Poinsettia Lane	BTD	5,740
FWY INTERCHANGE	@ Palomar Airport Rd	"	5,870
FWY INTERCHANGE	@ La Costa Avenue	"	6,261
*CANNON ROAD	I-5 to Faraday	PFF	3,128
CANNON ROAD BRIDGE	East of ECR	"	378
CARLSBAD BLVD	Median, Tamarack to Elm	"	1,140
EL CAMINO REAL	Medians	"	1,500
FARADAY	Cannon to Koll Property	"	2,750
JEFFERSON STR	I-5 to Marron	"	1,500
MISCELLANEOUS		"	1,000
PALOMAR AIRPORT RD	Railroad bridge widening	"	3,000
*PALOMAR AIRPORT RD	College to Paseo del Norte	"	2,000
PALOMAR AIRPORT RD	West of ECR, median half	"	378
*PALOMAR AIRPORT RD	East of ECR, Airport	"	450
PALOMAR AIRPORT RD	Intersection with Carlsbad Blvd	"	3,000
POINSETTIA	Railroad Bridge Widening	"	900
TAMARACK	I-5 to Carlsbad Blvd	"	1,875
*TAMARACK	Adams to Highland	"	175
*TRAFFIC SIGNALS	61 Intersections	"	4,860
ALGA ROAD	E/B right, W/B right turn lanes a	TIF	58
ALGA ROAD	2 thru lanes W/O ECR to E/O Alica	"	771
*EL CAMINO REAL	N/B left turn lane at La Costa	"	29
*EL CAMINO REAL	S/B thru lane N & S of La Costa	"	146
*EL CAMINO REAL	S/B thru lane, Alga to La Costa	"	578
EL CAMINO REAL	S/B left turn lane at Levante	"	29
EL FUERTE STREET	N & S/B left, N/B right lanes at A	"	87
*LA COSTA AVENUE	W/B right turn lane at I-5	"	29
LA COSTA AVENUE	Upgrade signal at RSF	"	125
LA COSTA AVENUE	Intersection at RSF	"	58
*LA COSTA AVENUE	E/B left turn lane at ECR	"	29
*LA COSTA AVENUE	2 thru lanes, I-5 to ECR	"	1,929
OLIVENHAIN ROAD	4 lanes from Leucadia Blvd to ECR	"	3,500
OLIVENHAIN ROAD	Upgrade signal at ECR	"	63
OLIVENHAIN ROAD	2 thru lanes at ECR	"	146
OLIVENHAIN ROAD	Widen to 4 lanes, ECR to RSF	"	90
OLIVENHAIN ROAD	5 turn lanes at ECR	"	73
OLIVENHAIN ROAD	Right turn lane at ECR	"	29
RANCHO SANTA FE RD	2 turn lanes at Melrose	"	58
RANCHO SANTA FE RD	3 turn lanes at C. Alvaro/Olivenh	"	87

			\$53,818

* Part or all of these projects are in the adopted five year Capital Improvement Program. See the 1986-91 CIP for details.

SECTION VIII. GROWTH MANAGEMENT INFORMATION SYSTEM

Concurrent with the creation of the Citywide Public Facilities and Improvements Plan and the overall Growth Management Program for the City of Carlsbad, an information system was also established to handle the wide variety of data that would be generated. The Information System was designed to operate initially on a stand-alone basis using the City's personal computer facilities. However, in its ultimate configuration, it would be operated as an element of a parcel-level Geographical Information System, or Geobase, which is currently being designed by the City's Information Systems Department for implementation within a one to two year time frame. The relationship of the Growth Management Information System to the Geobase is described later in this section.

Figure 20 provides a conceptual overview of the Growth Management Information System. A variety of data would be accepted as input into the system, such as Local Facility Management Plans acreage and population data, capital improvement information, and the ongoing status of development activity throughout the City. Whenever possible, these data would be supplied in computer-readable formats, however initially, it is likely that much of this information would have to be entered manually via the PC keyboard.

The information supplied to the system would be used to generate long-term growth projections for the City and to estimate the amount and type of public facilities that will be needed to adequately support such growth. In addition, the system will also be used for a number of other purposes. For example, it will aid in analyzing each of the 25 Local Facility Management Plans for compliance with the Citywide Plan; will maintain data as to how specific facilities are scheduled to be phased over time; and will store details as to how the proposed funding mechanisms would function within and between zones.

Output would be made available in the form of reports, charts, graphs and random inquiries, as well as via maps for each of the eleven public facility categories addressed in the Citywide Facilities and Improvements Plan.

Figure 21 depicts the geographical "entities" for which data will be maintained within the system. At the highest level, information will be maintained on a Citywide basis. At the next level, the City has been divided for planning purposes into four quadrants (Northwest, Northeast, Southwest and Southeast). Geographically, these quadrants are defined by the intersection of Palomar Airport Road and El Camino Real.

In addition, a number of Special Districts exist to provide specific services to the area, and the Information System has

been designed to store and maintain information discretely for those portions of the following Special Districts which lie within the City:

Water:	Costa Real Municipal Water District Olivenhain Municipal Water District San Marcos County Water District
Sewer:	Leucadia County Water District San Marcos County Water District
Schools:	Carlsbad Unified School District Encinitas Union Elementary School District San Dieguito Union High School District San Marcos Unified School District

Information relative to the Special Districts was provided to each District at the time that the City's overall Growth Management Program and the Citywide Facilities and Improvements Plan was presented and explained. In the future, updates will be forwarded to the Districts on a regular basis so that long-range facilities planning for the entire City can occur using comparable data and assumptions.

Additionally, several other entities have also been defined within Carlsbad for which the same types of data will be maintained, including the following:

- Sewer Master Plan Areas
- Drainage Districts
- Coastal Zone

At the lowest level of detail, the Growth Management Program has divided the City into 25 Local Facility Management Zones for which facilities and improvements plans will be prepared. These zones represent the lowest level of information that will be stored and maintained in the system. When the aforementioned Geobase becomes operational, detailed information will be available for each of the 19,000+ parcels that currently exist within the City. Until that time, however, the finest level of geographical information that will be generated by the Growth Management Information System will be for the 25 individual local zones.

A host of information will be made available via the City's Growth Management Information System. This information can be grouped into two broad categories: land use projections and

public facility data. Land use projection data would include the following:

-- Acreage	Gross Fully Constrained 25 - 40% Slopes Net Developable
-- Dwelling Units:	Buildout Existing Approved Remaining
-- Population:	Buildout Existing Based on Approved Units Based on Remaining Units
-- Indust./Coml.:	Buildout Existing Approved Remaining

The land use projection information listed above will be used to determine the type and amount of public facilities that would be required at buildout for each of the categories listed below:

-- Facilities:	Sewer Water Drainage Circulation Fire Administrative Facilities Parks Library Schools Open Space
----------------	---

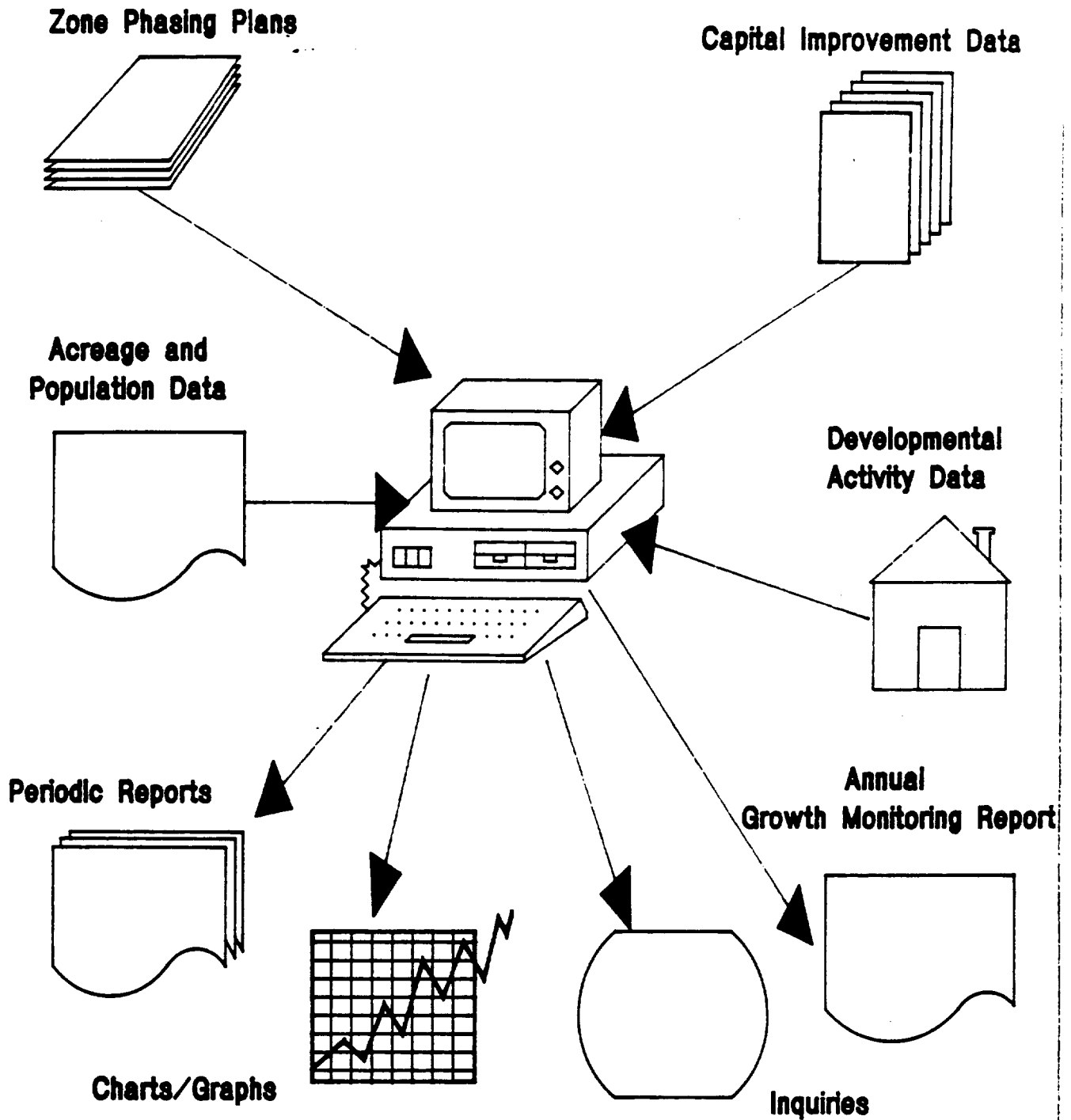
The types of data that will eventually be available when Local Facility Management Plans are submitted and approved for each of the facilities within each of the geographical entities is as follows:

-- Information:	Existing Capacity/Status Ultimate Demand Existing Demand Approved Demand Remaining Demand versus Capacity
-----------------	---

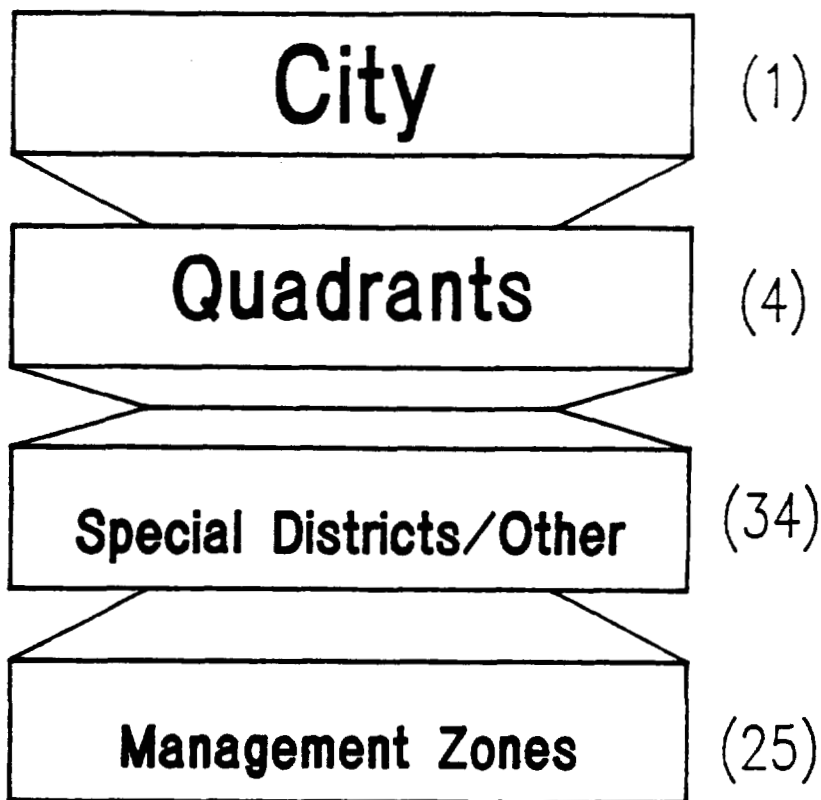
Some of this information can be most effectively displayed using tables, charts, or graphs, while other portions of it would lend itself most effectively to display using maps. Figure 22

provides a conceptual overview of how these data would be made available, and Figure 23 shows the specific formats or media types that would be suitable for displaying the information that will be available via the system.

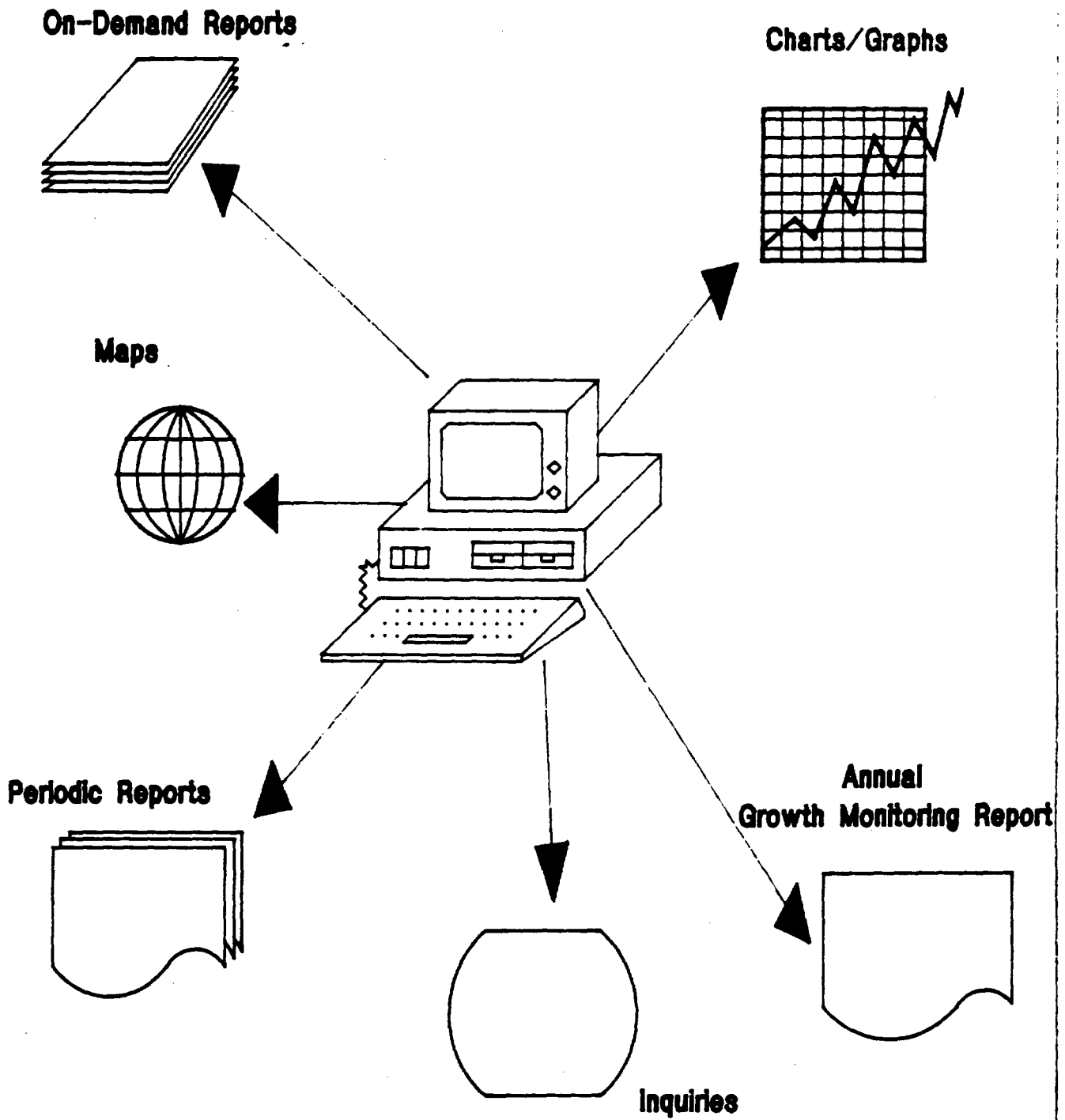
In its ultimate configuration, the Growth Management Information System would operate as an element of a centralized Geographical Information System, or Geobase, see Figure 24. The Geobase would contain a file of information keyed to individual parcels within the City. By combining these parcel files using different geographical configurations, the parcel-level information can be aggregated upward into Local Facility Management Zones, Special Districts, quadrants, or Citywide reports. This concept, which is shown in Figure 25, would represent no visible change to the end user, in that the data and reports would be essentially the same as those generated today via the Growth Management Information System. With a Geobase System, however, a much wider array of information will be available, and the level of detail will be at the most basic entity, namely individual parcels. This capability will, in turn, make possible a number of other applications, such as a Permit Tracking System, and will also provide an opportunity to interact with other data bases or systems.



GROWTH MANAGEMENT INFORMATION SYSTEM



ENTITY LEVELS



DATA AVAILABILITY

FIGURE 23

DATA AVAILABILITY

Data Type	Available Formats				
	<u>Tables</u>	<u>Charts/ Graphs</u>	<u>Maps</u>	<u>Reports</u>	<u>Inquiry</u>
<u>LAND USE PROJECTIONS</u>					
Acreage:					
Gross	X	X	-	X	X
Fully Constrained	X	X	X	X	X
25-40% Slopes	X	X	X	X	X
Net Developable	X	X	X	X	X
Dwelling Units:					
Buildout	X	X	-	X	X
Existing	X	X	-	X	X
Approved	X	X	-	X	X
Remaining	X	X	-	X	X
Population:					
Buildout	X	X	-	X	X
Existing	X	X	-	X	X
Based on Appvd. Units	X	X	-	X	X
Based on Remain. Units	X	X	-	X	X
Indust./Coml. (sq. ft.):					
Buildout	X	X	-	X	X
Existing	X	X	-	X	X
Approved	X	X	-	X	X
Remaining	X	X	-	X	X
	<u>Tables</u>	<u>Graphs</u>	<u>Maps</u>	<u>Reports</u>	<u>Inquiry</u>
<u>CITYWIDE FACILITIES</u>					
City Admin. Facil. (sq ft):					
Buildout	X	X	-	X	X
Existing	X	X	-	X	X
Standard Req'd. Today	X	X	-	X	X
Standard Req'd. 5 Yrs.	X	X	-	X	X
Status Today	-	X	-	X	-
Status in 5 Yrs.	-	X	-	X	-
Library (sq ft):					
Buildout	X	X	-	X	X
Existing	X	X	-	X	X
Standard Req'd. Today	X	X	-	X	X
Standard Req'd. 5 Yrs.	X	X	-	X	X
Status Today	-	X	X	X	-
Status in 5 Yrs.	-	X	X	X	-

	<u>Tables</u>	<u>Graphs</u>	<u>Maps</u>	<u>Reports</u>	<u>Inquiry</u>
Wastewater Treat. Capacity:					
Buildout EDUs	X	X	-	X	X
Existing Flows (EDU)	X	X	-	X	X
Existing Capacity (EDU)	X	X	-	X	X
Flows in 5 Yrs. (EDU)	X	X	-	X	X
Status Today	-	X	-	X	-

QUADRANT FACILITIES

Parks (ac):					
Buildout	X	X	X	X	X
Existing	X	X	X	X	X
Standard Req'd. Today	X	X	-	X	X
Standard Req'd. 5 Yrs.	X	X	-	X	X
Status Today	-	X	X	X	-
Status in 5 Yrs.	-	X	X	X	-

MANAGEMENT ZONE FACILITIES

Drainage:					
Status Today	-	X	X	X	-
Circulation ¹					
(Road Seg. or Intsctn.):					
Off-peak Service Level	X	-	X	X	X
Peak Service Level	X	-	X	X	X
Zones Involved	X	-	X	X	X
Status Today	-	X	-	X	-
Status in 5 Yrs.	-	X	-	X	-
Fire:					
Stations at Buildout	-	-	X	X	-
Existing Stations	-	-	X	X	-
Status Today	X	X	X	X	X
Status in 5 Yrs.	X	X	X	X	X
Open Space (ac):					
Buildout	X	X	X	X	X
Existing	X	X	X	X	X
Status Today	-	X	X	X	-

SPECIAL DISTRICT FACILITIES

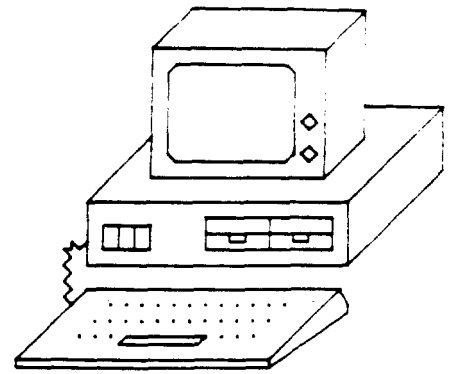
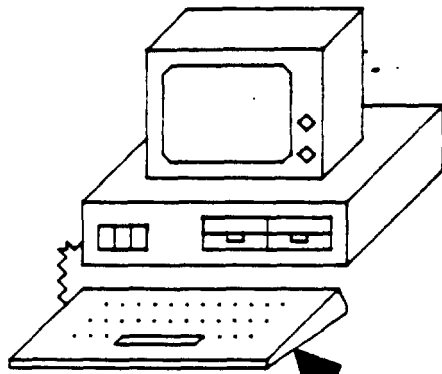
Schools:					
Schools at Buildout	X	X	-	X	X
Existing Schools	X	X	X	X	X
Status Today	X	X	X	X	-
District OK?	X	-	-	X	X

¹ Available when Traffic Impact Fee Study is completed for entire City - January 1987.

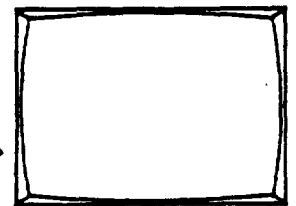
	<u>Tables</u>	<u>Graphs</u>	<u>Maps</u>	<u>Reports</u>	<u>Inquiry</u>
Sewer Collection System					
(Trunk Line Capacity-MGD):					
Buildout	X	X	X	X	X
Existing Flows	X	X	X	X	X
Existing Capacity	X	X	X	X	X
Status Today	X	X	X	X	X
District OK?	X	-	-	X	X
Water Distribution System					
(Line Capacity):					
Buildout	X	X	X	X	X
Existing Flows	X	X	X	X	X
Existing Capacity	X	X	X	X	X
Status Today	X	X	X	X	X
Storage Cap. (days)	X	X	X	X	X
District OK?	X	-	-	X	X

Growth Management Information System

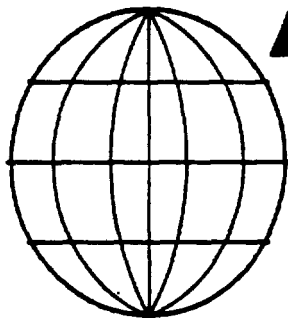
Permit Tracking System



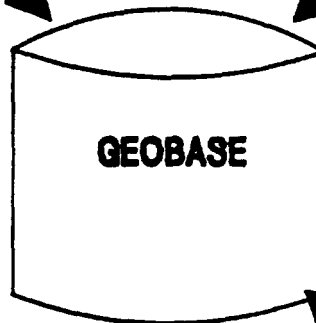
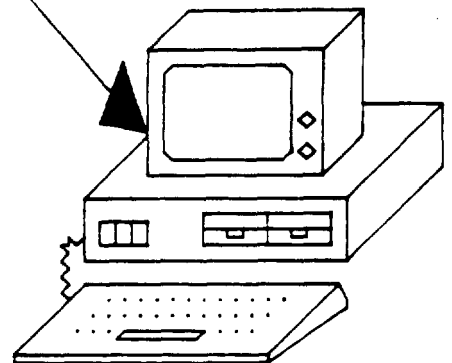
Inquiries



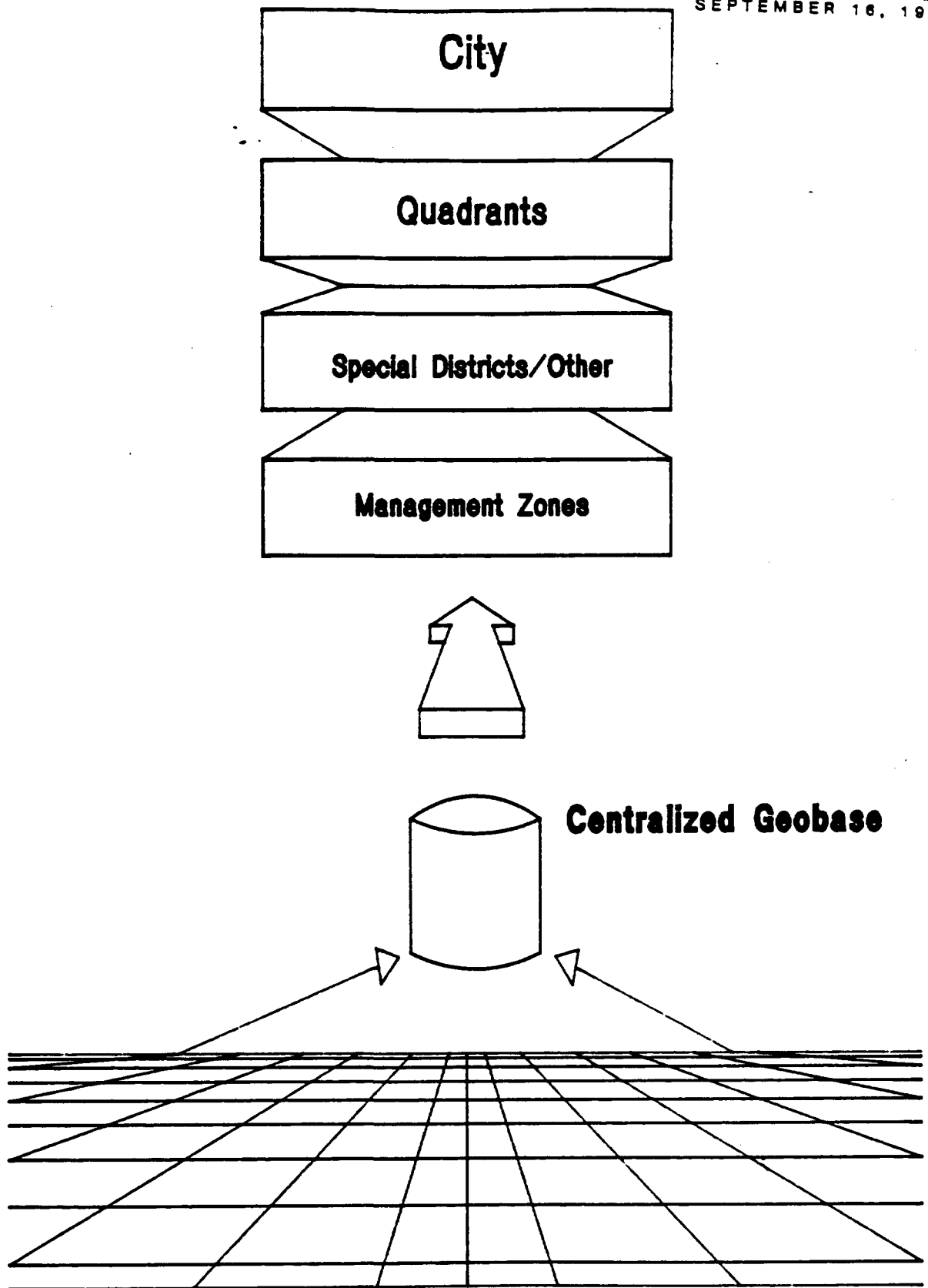
Mapping System



Other Systems or Programs



RELATIONSHIP TO PARCEL-LEVEL GEOBASE



**SECTION IX. APPLICABILITY TO GROWTH MANAGEMENT
ORDINANCE (SECTION 21.90 OF THE
CARLSBAD MUNICIPAL CODE)**

As stated in the overview, the Citywide Facilities and Improvements Plan implements a portion of the City's Growth Management Ordinance. For more detailed information regarding the purpose and intent of the Citywide Facilities and Improvements Plan, exceptions to the plan and preparation and processing requirements for Local Facility Management Plans, Municipal Code Section 2190 should be referenced and reviewed.

Any request for amendment to the Citywide Facilities and Improvements Plan shall be processed and considered in the same fashion as a request to amend the City's General Plan. The provisions of State Government Code Section 65358 regarding General Plan Amendments shall also apply to amendments to the Citywide Facilities and Improvements Plan. If any Local Facility Management Plan proposes a deviation to the Citywide Plan, an amendment to the Citywide Plan must be considered first along with an analysis of how such amendment would impact the other twenty-four zones.

APPENDIX I.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA AMENDING TITLE 21 OF THE CARLSBAD MUNICIPAL CODE BY THE ADDITION OF CHAPTER 21.90 ESTABLISHING A GROWTH MANAGEMENT PROGRAM FOR THE CITY

The City Council of the City of Carlsbad, California does ordain as follows:

SECTION 1: That Title 21 is amended by the addition of Chapter 21.90 to read as follows:

"Chapter 21.90
Growth Management

Sections:

- 21.90.010 Purpose and intent.
- 21.90.020 Definitions.
- 21.90.030 General prohibition, exceptions.
- 21.90.031 Tolling of time for consideration of applications submitted before the effective date of this chapter.
- 21.90.032 Tolling of expiration of previously issued development permits.
- 21.90.033 Extensions of prior approvals prohibited.
- 21.90.040 Compliance with this chapter required.
- 21.90.050 Establishment of local facilities management fee.
- 21.90.060 Special provisions for building permits issued during temporary moratorium.
- 21.90.070 Finding of health, safety and welfare necessary for the fees imposed by sections 21.90.050 and 21.90.060.
- 21.90.080 Performance standard.
- 21.90.090 Citywide facilities and improvements plan.
- 21.90.100 Local facilities management zones.
- 21.90.110 Contents of local facility management plans.
- 21.90.120 Facilities management plan preparation.
- 21.90.125 Facilities management plan processing.
- 21.90.130 Implementation of facilities and improvements requirements.
- 21.90.140 Obligation to pay fees or install improvements required by any other law.
- 21.90.150 Implementing guidelines.
- 21.90.160 Exclusions.
- 21.90.170 Council actions, fees, notice.
- 21.90.180 Expiration of chapter.
- 21.90.190 Severability.

21.90.010 Purpose and intent.

(a) It is the policy of the City of Carlsbad to:

- (1) Provide quality housing opportunities for all economic sectors of the community;
- (2) Provide a balanced community with adequate commercial, industrial, recreational and open space areas to support the residential areas of the City;
- (3) Ensure that public facilities and improvements meeting City standards are available concurrent with the need created by new development;
- (4) Balance the housing needs of the region against the public service needs of Carlsbad residents and available fiscal and environmental resources;
- (5) Encourage infill development in urbanized areas before allowing extensions of public facilities and improvements to areas which have yet to be urbanized;
- (6) Ensure that all development is consistent with the Carlsbad general plan;
- (7) Prevent growth unless adequate public facilities and improvements are provided in a phased and logical fashion as required by the general plan;
- (8) Control of the timing and location of development by tying the pace of development to the provision of public facilities and improvements at the times established by the citywide facilities and improvements plan.

(b) The City Council of the City of Carlsbad has determined despite previous City Council actions including but not limited to, amendments to the land use, housing, and parks and recreation elements of the general plan, amendments to City Council Policy No. 17, adoption of traffic impact fees, and modification of park dedication and improvement requirements, that the demand for facilities and improvements has outpaced the supply resulting in shortages in public facilities and improvements, including but not limited to streets, parks, open space, schools, libraries, drainage facilities and general governmental facilities. The City Council has further determined that these shortages are detrimental to the public health, safety and welfare of the citizens of Carlsbad.

(c) This chapter is adopted to ensure the implementation of the policies stated in subsection (a), to eliminate the shortages identified in subsection (b), to ensure that no development occurs without providing for adequate facilities and improvements, to regulate the pace of development thereby ensuring a continued supply of housing over a period of years and to continue the quality of life for all economic sectors of the Carlsbad community.

(d) This chapter will further the policies, goals and objectives established herein by requiring identification of all public facilities and improvements required for development, by prohibiting development until adequate provisions for the public facilities and improvements are made by developers of projects within the City, and by giving development priority to areas of the City where public facilities and improvements are already in place (infill areas).

(e) This chapter replaces the temporary moratorium on processing and approval of development projects imposed by City Council Ordinance No. 9791.

21.90.020 Definitions.

(a) Whenever the following terms are used in this chapter they shall have the meaning established by this section unless from the context it is apparent that another meaning is intended:

(1) "Citywide facilities and improvements plan" means a plan prepared and approved according to Section 21.90.090 identifying those facilities and improvements required on a citywide basis to serve the projected population of the City as established by the general plan and providing an outline and budget for financing certain facilities and improvements which will be provided by the City.

(2) "Development permit" means any permit, entitlement or approval whether discretionary or ministerial issued under Title 20 or 21 of this code and any legislative actions such as zone changes, general plan amendments, or master plan approval or amendment.

(3) "Development" means any use to which land is put, building or other alteration of land and construction incident thereto.

(4) "Facilities" means any schools, parks, open space, or recreational areas or structures providing for fire, library, or governmental services, identified in a facilities management plan.

(5) "Improvement" includes traffic controls, streets and highways, including curbs, gutters, and sidewalks, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities and lighting facilities.

(6) "Local facilities management plan" means a facilities management plan defined by Section 21.90.120 for a local facilities management zone which is established according to Section 21.90.100.

21.90.030 General prohibition, exceptions.

(a) Unless exempted by the provisions of this chapter no application for any building permit or development permit shall be accepted, processed or approved until a citywide facilities and improvements plan has been adopted and a local facilities management plan for the applicable local facilities management zone has been submitted and approved according to this chapter.

(b) No zone change, general plan amendment, master plan amendment or specific plan amendment which would increase the residential density or development intensity established by the general plan in effect on the effective date of this chapter shall be approved unless an amendment to the citywide facilities management plan and the applicable local facilities management plan has first been approved.

1 (c) The classes of projects or permits listed in this
2 subsection shall be exempt from the provisions of subsection (a).
3 Development permits and building permits for these projects
4 shall be subject to any fees established pursuant to the citywide
5 facilities and improvement plan and any applicable local
6 facilities management plan.

7 (1) Redevelopment projects.

8 (2) Projects consisting of the construction or
9 alteration of a single dwelling structure for a family on a lot
10 owned by the family intending to occupy the structure, or not
11 to exceed one nonowner-occupied house per individual for one or
12 more lots owned prior to July 20, 1986.

13 (3) Building permits and final maps for projects
14 identified in Section 2(F) of Ordinance No. 9791 (projects for
15 which construction had commenced and were designated on the map
16 marked Exhibit A to Ordinance No. 9791 "as developing").

17 (4) Building permits for projects for which all
18 required development permits were issued or approved on or before
19 January 21, 1986. If all required development permits were
20 issued for a portion of the project only, the exemption shall
21 apply to that portion.

22 (5) Building permits for projects for which all
23 required development permits were issued or approved before July
24 20, 1986 and for which building permits could have been issued
25 under Ordinance No. 9791. If all required development permits
26 were issued for a portion of the project only, the exemption
27 shall apply to that portion.

28 (6) Commercial and industrial projects with
approved development permits or with a complete application on
file with the City prior to June 11, 1986 for such permits. New
permits for commercial and industrial projects located within an
area that has been previously approved for such uses may also be
processed and approved.

(7) Projects by nonprofit entities for structures
and uses for youth recreational, educational or guidance programs
such as boys and girls clubs or private schools.

(8) Zone changes or general plan amendments
necessary to accomplish consistency between the general plan and
zoning, to implement the provisions of the Local Coastal Plan or
which the City Council finds will not increase the public
facilities or services and which are initiated by the City
Council or Planning Commission.

(9) Public utility facilities and improvement
projects without accommodations for permanent employees are
exempt from the provisions of this chapter unless the City
Council determines they are of sufficient size and scale to
impact public facilities.

(10) Adjustment plats.

(11) Development permits for minor subdivisions
located in the northwest quadrant of the City as defined in
Ordinance No. 9791. Building permits for commercial or
industrial construction on lots in such subdivisions may be
approved. Residential building permits will not be approved for
lots in such subdivisions unless otherwise exempt under this

chapter except one permit for a nonowner-occupied lot may be approved for each such subdivision.

(d) The provisions of this subsection apply to final maps and other development permits for projects with a tentative map approved before July 20, 1986 which are not included in the exemptions listed in subsection (c).

(1) If a tentative map or tentative parcel map was approved on or before January 21, 1986 then, after approval of the citywide facilities plan, a final map or parcel map may be processed and approved before the adoption of a local facility management plan. The expiration period for those tentative maps shall be tolled until the citywide plan is adopted. The expiration of any development permits issued in conjunction with those maps shall be tolled until the applicable local facilities management plan is approved or, two years after the date the citywide plan is approved, whichever occurs first.

(2) If a tentative map or tentative parcel map was approved after January 21, 1986 and before July 20, 1986, but the approval of final map or parcel map was prohibited by Ordinance No. 9791 then approval of final maps and parcel maps is prohibited until after preparation of the applicable local facilities management plan. The expiration period of those tentative maps and tentative parcel maps, and any other development permits issued in conjunction with the maps shall be tolled until the local facilities management plan is approved, or two years after date the citywide facilities and improvements plan is approved, whichever occurs first.

(e) The exemption for projects listed in subsection (c) (3), (4), (5), and (6) shall expire on July 20, 1988. After that date all development permits for those projects shall be fully subject to the provisions of this chapter. The exemptions for projects listed in subsection (c) (3), (4), (5), and (6) shall apply only so long as the facilities and improvements required as a condition to the issuance of final development permits have been installed or are being installed pursuant to a secured agreement. Any breach of such secured improvement agreement shall subject any remaining building permits for the project to the provisions of subsection (a).

(f) Final or parcel maps for projects listed in subsection (c) (3), (4), (5), (6) and (7) which comply with all the requirements of the Subdivision Map Act and Title 20 of this Code which were filed with the City before July 20, 1986 may be approved by the City Council, or City Engineer as appropriate, after July 20, 1986. Upon approval, those projects shall be subject to the exemption of subsection (c).

(g) The City Council may authorize the processing of and decision making on building permits and development permits for a project with a master plan approved before July 20, 1986 subject to the following restrictions:

(1) The City Council finds that the facilities and improvements required by the master plan are sufficient to meet the needs created by the project and that the master plan developer has agreed to install those facilities and improvements to the satisfaction of the City Council.

1 (2) The master plan developer shall agree in
2 writing that all facilities and improvement requirements,
3 including but not limited to the payment of fees established by
4 the citywide facilities and management plan and the applicable
5 local facilities management plan shall be applicable to
6 development within the master plan area and that the master plan
7 developer shall comply with those plans.

8 (3) The master plan establishes an educational
9 park and all uses within the park comprise an integral part of
10 the educational facility.

11 (4) Building permits for the 129 unit residential
12 portion of Phase I of the project may be approved provided the
13 applicant has provided written evidence that an educational
14 entity will occupy Phase I of the project which the City Council
15 finds is satisfactory and consistent with the goals and intent of
16 the approved master plan.

17 (5) Prior to the approval of the final map for
18 Phase I the master plan developer shall have agreed to
19 participate in the restoration of a significant lagoon and
20 wetland resource area and made any dedications of property
21 necessary to accomplish the restoration.

22 (h) After making the findings in paragraph 1 the City
23 Council may authorize the processing of and decision making on
24 master plans subject to the requirements of paragraph 2. After
25 the grant of the easement required by subparagraph (h)(iv) the
26 tentative map for Phase I of the project, the site plan for the
27 commercial development and the local coastal plan amendment may
28 also be processed and approved. If such approvals are granted
and, subject to all other provisions of this code, grading and
building permits for construction of the golf course and first
phase of the commercial portions of the project may be processed
and approved.

The processing and approval of all other developments
and building permits within the master plan shall not occur until
after the citywide facilities plan and the local facilities
management plan have been adopted by the City Council.

(1)(i) That the master plan will provide all
necessary public facilities for the project and will cure any
facilities deficits in the area affected by the project.

(ii) That the approval will not prejudice the
preparation of the citywide facilities plan and will improve the
level of public facilities and services in the area.

(iii) That by the dedication of land and the
construction of public improvements the project will make a
significant contribution to the public facilities needs of the
city and provide for the preservation or enhancement of
significant environmental resources.

(2)(i) The master plan shall include all of the
information required by and implementing the provisions of
Sections 21.90.090 and 21.90.110 for the area covered by the
master plan.

(ii) The applicant shall agree in writing that all
facilities and improvement requirements, including but not
limited to the payment of fees established by the citywide

1 facilities and improvement plan and the applicable local
2 facilities management plan shall be applicable to development
3 within the master plan area and that the master plan developer
4 shall comply with those requirements.

5 (iii) The master plan applicant shall agree to
6 participate in the restoration of a significant lagoon and
7 wetland resource area.

8 (iv) Prior to any processing on the master plan
9 the applicant shall grant an easement over the property necessary
10 for the lagoon restoration and the right-of-way necessary for the
11 widening of La Costa Avenue and its intersection with El Camino
12 Real.

13 21.90.031 Tolling of time for consideration of
14 applications submitted before the effective date of this
15 chapter.

16 After approval of the citywide facilities and
17 improvement plan and the applicable local facilities management
18 plan applications for development permits which were accepted as
19 complete before the effective date of this chapter shall have
20 processing priority in relationship to the acceptance date.
21 Until the approval of the plans all applicable time limits for
22 processing the development permits shall be tolled.

23 21.90.032 Tolling of expiration of previously issued
24 development permits.

25 If a discretionary development permit, other than a
26 development permit issued in conjunction with a subdivision map,
27 issued prior to July 20, 1986 has an expiration period within
28 which building permits must be issued and the issuance of
building permits for the project is prohibited by this chapter
then the expiration period shall be tolled until the applicable
local facilities management plan is approved, or two years after
the date the citywide plan is approved, whichever occurs first.

23 21.90.033 Extensions of prior approvals prohibited.

24 After approval of an applicable local facilities
25 management plan an extension of the expiration date of any
26 development permit shall not be granted unless the extension is
27 found to be consistent with the plan. The decision making body
28 considering an extension may condition the extension upon
compliance with the citywide plan and applicable local
facilities management plan.

23 21.90.040 Compliance with this chapter.

24 (a) No development permit shall be approved unless the
25 approving authority finds that the permit is consistent with the
26 citywide facilities and improvements plan and the applicable
27 local facilities management plan. To ensure consistency the
28 approving authority may impose any condition to the approval
necessary to implement the plans.

(b) No building permit shall be issued unless the fees
required by this chapter, and any applicable local facilities
management plan fees are first paid, and the permit is consistent

1 with the applicable local facilities management plan. As a
2 condition to the issuance of any building permit pursuant to
3 Section 21.90.030(c) the applicant shall agree to pay the
4 appropriate fees within 30 days of the date each fee is
5 established.

6 (c) The requirements of this chapter are imposed as a
7 condition of zoning on the property to ensure implementation of
8 and consistency with the general plan and to protect the public
9 health, safety and welfare by ensuring that public facilities and
10 improvements will be installed to serve new development prior to
11 or concurrently with need.

12 21.90.050 Establishment of local facilities management
13 fee.

14 (a) A local facilities management fee is hereby
15 established to pay for improvements or facilities identified in a
16 local facilities management plan which are related to new
17 development within the zone and are not otherwise financed by any
18 other fee, charge or tax on development, or are not installed by
19 a developer as a condition of a building permit or development
20 permit. The fee may also be used to pay for that portion of the
21 facilities or improvements identified in the citywide facilities
22 and improvements plan attributed to development within the local
23 zone which are not financed by other means. The facilities
24 management fee shall be paid before the issuance of a building
25 permit. The amount of the fee shall be determined based upon the
26 estimated cost of the facility or improvement designated as
27 necessary to accommodate additional development within the
28 applicable local facilities management zone plus the estimated
cost of facilities and improvements identified in the citywide
facilities and improvement plan attributable to the local zone.
The fee shall be fairly apportioned among the new development.

(b) The fee required by this section is in addition to
any other means of financing facilities or improvements
identified by a local facilities management plan or any other
tax, fee, charge or improvement requirement which may be imposed
on the development of property under the provisions of state law,
this code or City Council policy.

(c) The amount of the fee for a local facilities
management zone shall be set by City Council resolution after a
public hearing, published notice of which shall be given
according to Carlsbad Municipal Code Section 21.54.060(2) and
Government Code Section 54992.

(d) As a condition of any building or development
permit application submitted after the effective date of this
chapter the applicant shall agree to pay the fee established by
this section at the time a building permit is issued.

(e) The fee established by this section shall be levied
at the time of issuance of a building permit.

21.90.060 Special provisions for building permits
issued during temporary moratorium.

(a) Applicants for projects for which building permits
were issued after January 21, 1986 and before July 20, 1986 shall

1 pay the fee established by Section 21.90.050 within 30 days after
2 the amount of the fee is determined by the City Council. Payment
3 shall be made according to the agreement executed by the
4 applicant pursuant to Section 3 of Ordinance No. 9791.

5 21.90.070 Finding of health, safety and welfare
6 necessary for the fees imposed by Sections 21.90.050 and
7 21.90.060.

8 (a) The City Council hereby declares that payment of
9 the fee established and imposed by Sections 21.90.050 and
10 21.90.060 and installation of the facilities and improvements
11 identified in a facilities management plan are necessary to
12 achieve the policies established in Section 21.90.010 and to
13 implement the City's general plan. If the fees are not paid or
14 the facilities or improvements are not installed the public
15 health, safety and welfare will suffer because there will be
16 insufficient facilities and improvements to accommodate any new
17 development. This finding is based upon City Council Policy No.
18 17, City Council Ordinance No. 9791, and the evidence presented
19 at the public hearings on the ordinance adopting this chapter.

20 (b) If any condition imposed as a condition of a
21 development permit or building permit pursuant to this chapter is
22 protested then the permit shall be suspended during the period of
23 the protest.

24 (c) This section is adopted pursuant to Government Code
25 Section 65913.5.

26 21.90.080 Performance standard.

27 The City Council shall adopt general performance
28 standards for each facility or improvement listed in Section
29 21.90.090(b) or 21.90.110(c). Specific performance standards for
30 citywide facilities shall be adopted as part of the citywide
31 facilities and improvement plan. Specific performance standards
32 for each zone shall be adopted as part of the local facilities
33 management plan. If at any time after preparation of a local
34 facilities management plan the performance standards established
35 by a plan are not met then no development permits or building
36 permits shall be issued within the local zone until the
37 performance standard is met or arrangements satisfactory to the
38 City Council guaranteeing the facilities and improvements have
39 been made.

40 21.90.090 City wide facilities and improvements plan.

41 (a) To implement the City's general plan by securing
42 provision of facilities and improvements, and to ensure that
43 development does not occur unless facilities and improvements are
44 available the City Council shall adopt by resolution a citywide
45 facilities and improvements plan. The plan shall: Identify all
46 facilities and improvements necessary to accommodate the land
47 uses specified in the general plan and by the zoning; specify
48 size, capacity and service level performance standards for the
49 identified facilities and improvements; establish specific time
50 tables for acquisition, installation and operation of the
51 facilities and improvements correlated to projected population

1 growth, facility and improvement performance standards, and
2 projected nonresidential development; identify the financing
3 method or methods for each facility and improvement; and
4 establish a facility and improvement budget for those facilities
5 or improvements which will be constructed or financed by the
6 City. The plan shall encourage infill development and reduce the
7 growth inducing impact of premature extension of facilities or
8 improvements to undeveloped areas by establishing priorities for
9 facility and improvement installation or financing.

(b) The citywide facilities and improvement plan shall
show how and when the following facilities and improvements will
be installed or financed as specified in subsection (c).

(1) Major sewage transmission systems and sewage
treatment plants;

(2) Major water transmission lines;

(3) Major area wide drainage facilities;

(4) Prime and Major arterials; freeway
interchanges, bridges or overcrossings;

(5) Fire facilities;

(6) Governmental administration facilities;

(7) Parks and other recreational facilities;

(8) Libraries.

(c) The plan shall include the following information
with regard to each facility and improvement listed in subsection
(b):

(1) An inventory of present and future
requirements for each facility and improvement based upon the
performance standard established for each facility and
improvement. Cost estimates shall be included. The inventory
shall be consistent with the general plan and zoning for the
area.

(2) A phasing schedule establishing the timing for
installation or provisions of facilities or improvements in
relationship to the amount of development activity (e.g. number
of dwelling units, number of square feet of commercial space
within the service area of the facility or improvement) and the
facility and improvement performance standards.

(3) A financing plan establishing various methods
of funding the facilities and improvements identified in the
plan. The plan shall identify those facilities and improvements
which would otherwise be provided as a requirement of processing
a development project (i.e. requirements imposed as a condition
of a development permit) or provided by the developer in order to
establish consistency with the general plan or Titles 18, 20 or
21 of this Code, and those facilities and improvements for which
new funding methods which shall be sufficient to ensure
sufficient funds are available to construct or provide facilities
or improvements when required by the phasing schedule.

(d) The City Manager shall prepare and present the plan
to the City Council not later than one year from the effective
date of this ordinance.

1 (e) Amendments to this citywide facilities and
2 improvements plan shall be initiated by action of the Planning
Commission or City Council.

3 21.90.100 Local facilities management zones.

4 (a) The City Council shall divide the City into
5 facilities management zones.

6 (b) The boundaries of the zones shall be established
7 based upon logical facilities and improvements planning,
8 construction and service relationships to ensure the economically
9 efficient and timely installation of required facilities and
10 improvements. In establishing zone boundaries the City Council
11 shall also be guided by the following considerations:

- 12 (1) Service areas or drainage basins;
- 13 (2) Extent to which facilities or improvements are
in place or available;
- 14 (3) Ownership of property;
- 15 (4) Boundaries of existing zoning master plans;
- 16 (5) Boundaries of pending zoning master plans;
- 17 (6) Boundaries of potential future zoning master
plan areas;
- 18 (7) Boundaries of approved tentative maps;
- 19 (8) Public facilities relationships, especially
the relationship to the City's planned major circulation
network;
- 20 (9) Special district service territories;
- 21 (10) Approved fire, drainage, sewer, or other
facilities or improvement master plans.

22 (c) The zones shall be established by resolution after
23 a public hearing notice of which is given pursuant to Section
24 21.54.060(2) of this code.

25 21.90.110 Contents of local facility management plans.

26 (a) A local facilities management plan shall be
27 prepared for each facility zone and shall cover the entire zone.

28 (b) The plan shall consist of maps, graphs, tables, and
narrative text and shall be based upon the general plan and
zoning applicable within the local zone at the time of plan
approval. The local facilities management plan shall be
consistent with the citywide facilities and improvements plan and
shall implement the citywide facilities and improvements plan
within the zone.

(c) The facilities management plan shall show how and
when the following facilities and improvements necessary to
accommodate development within the zone will be installed or
financed as specified in subsection (d).

- (1) Sewer systems
- (2) Water
- (3) Drainage
- (4) Circulation
- (5) Fire facilities
- (6) Schools
- (7) Parks and other recreational facilities
- (8) Open space

1 (d) The plan shall be consistent with and implement the
2 citywide facilities management plan and general plan and shall
3 include the following information with regard to each facility
4 and improvement listed in subsection (c):

5 (1) An inventory of present and future
6 requirements for each facility and improvement based upon the
7 performance standard established for each facility. Because
8 improvement requirements for certain facilities and improvements
9 may overlap zone boundaries a discussion of the need for
10 coordination and a proposed coordination plan for facilities
11 extending from one zone to another shall be included. Cost
12 estimates shall be included. It must be shown that development
13 in the zone will not reduce the facilities or improvements
14 capabilities or create facilities or improvements shortages in
15 other zones or reduce service capability in any zone below the
16 performance standard which is established pursuant to Section
17 21.90.080. The growth inducing impact of the out of zone
18 improvements shall be assessed.

19 (2) A phasing schedule establishing the timing for
20 installation or provisions of facilities or improvements in
21 relationship to the amount of development activity (e.g. number
22 of dwelling units, number of square feet of commercial space,
23 etc.) for the facilities management zone. The phasing schedule
24 shall ensure that development of one area of the zone will not
25 utilize more than the area's prorata share of facility or
26 improvement capacity within that zone unless sufficient capacity
27 is ensured for other areas of the zone at the time of the first
28 development. The phasing schedule shall include a schedule of
development within the zone and a market data and cash flow
analysis for financing of facilities and improvements for the
zone. The phasing schedule shall identify periods where the
demand for facilities and improvements may exceed the capacity
and provide a plan for eliminating the shortfall. In those
situations when demand exceeds capacity and it is not feasible to
increase the capacity prior to development, no development shall
occur unless a time schedule for and a means of increasing the
capacity is established in the plan.

(3) A financing plan establishing various methods
of funding the facilities and improvements identified in the plan
fairly allocating the cost to the various properties within the
zone. The plan shall identify those facilities and improvements
which would otherwise be provided as a requirement of processing
a development project (i.e. requirements imposed as a condition
of a development permit) or provided by the developer in order to
establish consistency with the general plan or Titles 18, 20 or
21 of this Code, and those facilities and improvements for which
new funding methods which shall be sufficient to ensure
sufficient funds are available to construct or provide
facilities or improvements when required by the phasing schedule.
Where facilities or improvements are required for more than one
zone, the phasing plan shall identify those other zones and the
plan for each zone shall be coordinated. Coordination, however,
shall not require identical funding methods.

(4) A list or schedule of facilities requirements correlated to individual development projects within the zone.

(e) The local facilities management plan shall establish the proportionate share of the cost of facilities and improvements identified in the citywide facilities and improvement plan attributable to development of property on the local facilities management zone.

21.90.120 Local facilities management plan preparation.

(a) A local facilities management plan may be prepared by the City or by the property owners within the zone according to the procedures established by this section.

(b) The City Council, upon its own initiative, may by resolution direct the City Manager to prepare a facilities management plan for any zone. The City Council may assess the cost of preparing the plan to the owners within the zone after a hearing ten days written notice of which is given to the property owners within the zone. The cost shall be spread prorata according to acreage and development potential.

(c) All owners within the zone may jointly submit a facilities management plan.

(d) For zones in which joint submission of a facilities management plan is shown to be not feasible any owner or group of cooperating owners within the zone may petition the City Council to allow the owner or group of owners to prepare the plan. After a meeting for which ten days prior written notice has been given to the property owners within the zone, the City Council may permit the owner or group of owners to prepare and submit the plan. A limit based on the estimated cost of the plan shall be determined at the time of the hearing. The actual cost shall be determined when the plan is adopted and shall be assessed prorata based on acreage and development potential to property within the facilities management zone. The assessment shall be collected by the City at the time any application for a development project within the zone is submitted. The owner or owners who prepared the plan shall be reimbursed for the cost of the plan less the owner's or owners' prorata share. No reimbursement shall be made unless the plan is approved. Cost of preparation shall not include interest.

(e) As an option to preparation by the owner or group of owners as provided in subsection (d) the City Council may decide to direct the City Manager to prepare the facilities management plan. The cost of preparation shall be advanced to the City by the requesting owner or owners, assessed to all the owners and reimbursed as provided in subsection (d).

21.90.125 Facilities management plan processing.

(a) Facilities management plans shall be reviewed according to the following procedure:

(1) A completed facilities management plan complying with this chapter, and accompanied by a processing fee in an amount established by City Council resolution, may be submitted to the Planning Director for processing. If the

1 Planning Director determines that the plan complies with the
2 provisions of Section 21.90.110 the director shall set a
3 facilities management plan for public hearing before the Planning
4 Commission within sixty days of receipt of a complete
5 application.

6 (2) The hearing shall be noticed according to the
7 provisions of Section 21.54.060(2). A staff report containing
8 recommendation on the plan shall be prepared and furnished to the
9 public, the applicant, and the Planning Commission prior to the
10 hearing.

11 (3) The Planning Commission shall hear and
12 consider the application for a facilities management plan and
13 shall by resolution prepare recommendations and findings for the
14 City Council. The action of the Commission shall be filed with
15 the City Clerk, and a copy shall be mailed to the owners within
16 the facility zone.

17 (4) When the Planning Commission action is filed
18 with the City Clerk, the Clerk shall set the matter for public
19 hearing before the City Council. The hearing shall be noticed
20 according to the provisions of Section 21.54.060(2).

21 (5) The City Council shall hear the matter, and
22 after considering the findings and recommendations of the
23 Planning Commission, may approve, conditionally approve or deny a
24 facilities management plan. The City Council may include in the
25 resolution adopting the facilities management plan any fees or
26 facilities improvement requirements which it deems necessary to
27 impose on development projects within the zone in order to
28 implement the citywide facilities and improvement plan and the
local facilities management plan.

(b) A facilities management plan may be amended
following the same procedures for the original adoption.

(c) A local facilities management plan shall be
considered a project for the purposes of Title 19 of this Code.
Environmental documents should be processed concurrently with the
plan.

19 21.90.130 Implementation of facilities and improvements
20 requirements.

21 (a) To ensure that the provisions of this chapter and
22 the general plan are met the following shall apply:

23 (1) Except as otherwise provided in this chapter no
24 development permit shall be approved unless the map or permit is
25 consistent with the local facilities management plan and unless
26 provision for all facilities and improvements related to the
27 development project are provided or funded.

28 (2) No building permit shall be issued unless all
applicable fees, including but not limited to, public facilities
fees, bridge and thoroughfare fees, traffic impact fees,
facilities management fees, school fees, park-in-lieu fees, sewer
fees, water fees, or other development fees identified in the
citywide facilities and improvements plan and local facilities
management plan and adopted by the City Council have first been
paid or provision for their payment has been made to the
satisfaction of the City Council.

(b) The citywide facilities and improvement plan and the local facility management plan process is part of the City's ongoing planning effort. It is anticipated that amendments to the plans may be necessary. Adoption of a facilities management plan does not establish any entitlement or right to any particular general plan or zoning designation or any particular development proposal. The citywide facilities and improvements plan and the local facilities management plans are guides to ensure that no development occurs unless adequate facilities or improvements will be available to meet demands created by development. The City Council may initiate an amendment to any of the plans at any time if in its discretion it determines that an amendment is necessary to ensure adequate facilities and improvements.

(c) If at any time it appears to the satisfaction of the City Manager that facilities or improvements within a facilities management zone or zones are inadequate to accommodate any further development within that zone or that the performance standards adopted pursuant to Section 21.90.100 are not being met he shall immediately report the deficiency to the Council. If the Council determines that a deficiency exists then no further building or development permits shall be issued within the affected zone or zones and development shall cease until an amendment to the citywide facilities and improvements plan or applicable local facilities management plan which addresses the deficiency is approved by the City Council and the performance standard is met.

(d) The Planning Director shall monitor the development activity for each local facilities management zone and shall prepare an annual report to the City Council consisting of maps, graphs, charts, tables and text and which includes a developmental activity analysis, a facilities and improvements adequacy analysis, a facility revenue/expenditure analysis and recommendation for any amendments to the facilities management plan. The content of the annual report shall be established by the City Council.

(e) The City Council shall annually review the citywide facilities and improvements plan at the time it considers the City's capital improvement budget.

21.90.140 Obligation to pay fees or install improvements required by any other law.

Nothing in this chapter shall be construed as relieving a builder, developer or subdivider from any public improvement requirement, dedication requirement or fee requirement which is imposed pursuant to Titles 13, 18, 20 or 21 of this code or pursuant to any City Council policy.

21.90.150 Implementing guidelines.

The City Council may adopt any guidelines it deems necessary to implement this chapter.

21.90.160 Exclusions.

(a) Development proposals which consist of facilities,

1 or structures constructed by a city, county, special district,
2 state, or federal government or any agency, department, or
3 subsidiary thereof for governmental purposes are excluded from
4 the provisions of this chapter. This exclusion shall not apply
5 to development proposals to which a possessory interest tax would
6 be applicable.

7 (b) Tentative maps the application for which was
8 accepted before August 6, 1985 may be approved without complying
9 with the plans adopted pursuant to this Chapter but any other
10 development permits or building permits for the project shall be
11 subject to the requirements of the plans. The tentative map
12 shall be subject to Section 21.90.030.

13 21.90.170 Council actions, fees, notice.

14 (a) Whenever this chapter requires or permits an
15 action or decision of the City Council, that action or decision
16 shall be accomplished by a resolution.

17 (b) The City Council shall establish application and
18 processing fees for the submission and processing of facilities
19 management plans and for any other request made under Section
20 21.90.100, 21.90.120 or 21.90.140.

21 (c) Whenever written notice is required to be given
22 to property owners under this section the notice shall be mailed
23 by first class mail to the owners shown on the last equalized
24 assessment roll.

25 21.90.180 Expiration of chapter.

26 This chapter shall expire on June 30, 2001 unless it is
27 extended or reenacted on or before that date.

28 21.90.190 Severability. If any section, subsection,

sentence, clause or phrase of the ordinance codified in this
chapter is for any reason held to be invalid or unconstitutional
by the decision of any court of competent jurisdiction, such
decision shall not affect the validity of the remaining portions
of the ordinance codified in this chapter. The City Council
declares that it would have passed the ordinance codified in this
chapter and each section, subsection, sentence, clause and phrase
thereof, irrespective of the fact that any part thereof be
declared invalid or unconstitutional.

SECTION 2: The City Council makes the following

findings:

1. Since January 1985, the City of Carlsbad has been
undertaking a comprehensive review of the Land Use Element of its
General Plan. As part of that review a Council appointed
Citizens Committee prepared a comprehensive report and
recommendation to the City Council. That report was subject to
public hearings by both the Planning Commission and City Council.
Included in the recommendations of the Citizens Committee were
recommendations that no new development should occur unless

adequate public facilities are available concurrently with need to serve the new development.

2. On August 6, 1985, the City Council adopted Interim Ordinance No. 9766, imposing certain temporary land use controls on property within the City, consistent with the recommendation of the Citizens Committee. On September 3, 1985, the City Council adopted Interim Ordinance No. 9771 which extended the restrictions of Ordinance No. 9766 until July 20, 1986. On December 10, 1985, the City Council approved in concept several land use proposals not contained in the Citizens Committee report. On January 21, 1986 the City Council adopted Urgency Ordinance No. 9791 imposing a temporary moratorium on development approvals based on the findings contained in that ordinance. On April 22, 1986 the City Council revised City Council Policy No. 17, based on the findings contained therein. On May 6, 1986 the City Council adopted Ordinance No. 8107 establishing a traffic impact fee for the La Costa Area of the City. The City Council finds that all of these actions plus the adoption of Chapter 21.90 of the Carlsbad Municipal Code are necessary to ensure adequate public facilities are available to serve any new development in the City. Without Chapter 21.90 and the requirements imposed by it, adequate public facilities may not be available to serve new development or building. Development or building without public facilities is contrary to the City General Plan and would be dangerous to the public health and safety.

3. This action of the City Council is consistent with long standing policies and objectives of the City to ensure adequate public facilities within Carlsbad. This action will protect the public health, safety and welfare of the citizens of Carlsbad by ensuring safe streets, adequate water, sewer and drainage facilities, sufficient fire protection and recreation facilities.

4. This action is consistent with the City's policy to provide housing opportunities for all economic sectors of the community, because sufficient opportunities for new housing continue to exist within the City and Chapter 21.90 does not affect the number of houses which may be built. In addition, development of housing for low and moderate income persons and families would most likely occur in areas of the City which are designated for highest development priority. By encouraging development of infill areas first, where the infrastructure is already existing, the cost of housing may be reduced.

5. Because any new development affects public facility availability it is necessary to impose the fees and charges which will be used to provide public facilities on any new building in the City. The Council finds that failure to impose the fees and charges on any new building in the City will adversely affect the public health and safety by reducing the safety of its City's streets, increasing the burden on water, sewer, drainage and fire

1 facilities, and by overcrowding existing schools, parks and
2 recreational facilities.

3 6. Adoption of Chapter 21.90 will not adversely affect
4 the regional welfare. By ensuring that adequate and safe public
5 facilities and improvements will exist to serve all of the
6 development in Carlsbad and because many of these facilities and
7 improvements are used by persons residing in neighboring areas
8 and cities the safety and welfare of the whole region is
9 enhanced.

10 SECTION 3: The City Council intends to implement the
11 growth management program contained in Chapter 21.90 by following
12 the work program in Exhibit A which is hereby made a part of this
13 ordinance. The City Council may adjust the work program without
14 amending this ordinance as they determine necessary to accomplish
15 effective growth management for the City of Carlsbad.

16 EFFECTIVE DATE: This ordinance shall be effective
17 thirty days after its adoption, and the City Clerk shall certify
18 to the adoption of this ordinance and cause it to be published at
19 least once in the Carlsbad Journal within fifteen days after its
20 adoption. The fees created by Section 21.90.050 of this
21 ordinance shall be effective as to building permits for single or
22 multifamily residential projects 60 days after the adoption of
23 this ordinance.

24 INTRODUCED AND FIRST READ at a regular meeting of the
25 Carlsbad City Council held on the 24th day of June
26 1986 and thereafter
27
28

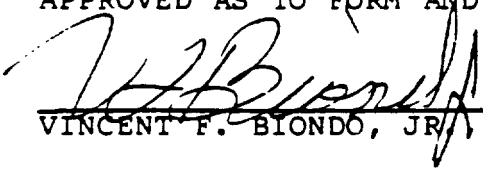
1
2 PASSED AND ADOPTED at a regular meeting of said City
3 Council held on the 1st day of July, 1986, by the
4 following vote, to wit:

5 AYES: Council Members Casler, Lewis, Kulchin, Chick and Pettine

6 NOES: None

7 ABSENT: None

8
9 APPROVED AS TO FORM AND LEGALITY

10 
11 VINCENT F. BIONDO, JR., City Attorney

12 
13 MARY H. CASLER, Mayor

14 ATTEST:

15 
16 ALETHA L. RAUTENKRANZ, City Clerk

CARLSBAD CITY COUNCIL GROWTH MANAGEMENT PLAN

"Managing a Responsible and Progressive Carlsbad Future"

WORK PLAN

I. Citywide Facilities and Improvement Plan

A. Growth Control Mapping and Planning Systems

1. The General Plan will be utilized as the overall base map with a maximum residential utilization i.e. mean density.
2. A citywide map will show all current and future public facilities and improvements. Each public facility and improvement will also be shown separately on a citywide map.
3. A citywide environmental constraints and open space map will be prepared.
4. These maps will also be broken down into quadrants to show greater area detail.

B. Management Performance Standards

1. Establish overall performance or adequacy standards for each public facility and improvement.
2. Establish thresholds for each public facility and improvement.

C. Citywide Financing Options

1. Financing options will be identified for each facility and improvement.
2. Budgeting for citywide public facility and improvement will be in conjunction with the City's five year capital improvement budget.

D. Citywide Plan

1. A Citywide Facilities and Improvements Plan will be prepared using growth control maps, performance standards and financing options.

E. Development of Local Facility Management and Planning Zones.

1. The City shall be divided into 25 specific zones.
2. The size of each zone shall depend upon major circulation roads, lagoons, property ownership boundaries, and other identifiable characteristics.
3. The purpose of zones:
 - a. Requires landowners to work together in order to present development plans in accordance with the City's Growth Management Program.
 - b. Requires landowners to provide development plans which adhere to the citywide facilities plan and to relate development to adjacent zones.
 - c. Zones allow for greater citizen review prior to development approval.
4. Each zone will have a maximum residential utilization i.e. mean density. Specific densities for individual development plans within the zone, however, will be controlled through the normal planning process.
5. Each zone must conform to the General Plan and the Growth Management Ordinance.

II. Facility Management Zone Processing

- A. Landowners submit local facilities management plans for processing concurrently with normal environmental analysis.
- B. Local facilities management plans shall conform to all standards of the Growth Control Mapping and Planning systems and other existing City standards.
- C. The local plan shall provide a detailed financing plan to assure adequate funding of all citywide facilities and improvements identified in the citywide plan. The local plan shall also provide a detailed financial plan for all public facilities and improvements located within the local facilities management zone.

All development within the local facilities management zone will be phased in accordance with the facility and improvement performance standards.

- D. A public hearing on the local facilities management plan and environmental analysis will be held concurrently. Notice to all landowners within the zone as well as surrounding adjacent zone landowners.

- E. After the public hearing is completed on the local facilities management zone and environmental analysis, then the specific development plans will be processed in the normal method.
- F. Each local facilities management plan will be reviewed annually by the City to ensure that all performance standards are being met. If they are not, development will be stopped.

6/13/86
ad

APPENDIX II.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ADOPTING MINOR REVISIONS TO THE PUBLIC FACILITY AND SERVICE PERFORMANCE STANDARDS TO BE USED IN IMPLEMENTING THE GROWTH MANAGEMENT PROGRAM AS REQUIRED BY ORDINANCE NO. 9808 (GROWTH MANAGEMENT ORDINANCE).

WHEREAS, on July 1, 1986, the City Council adopted Ordinance No. 9808 which established a Growth Management Ordinance for the City of Carlsbad; and

WHEREAS, one of the primary purposes of Ordinance No. 9808 was to prevent growth unless adequate public facilities and services to serve the growth is provided when they are needed in a phased and logical way; and

WHEREAS, on July 8, 1986, the City Council adopted the Public Facility and Service Performance Standards to be used in preparing the Citywide Facilities and Improvements Plan as part of the Growth Management Program; and

WHEREAS, these standards are being redefined or rephased to clarify the specific meaning and purpose of each; and

WHEREAS, the intent of the original standards will remain intact and that the clarified standards are needed to be able to adequately determine the timing for public facilities and services and to assess whether they are being provided in a phased and logical way; and

WHEREAS, standards are needed to provide a mechanism to continually monitor the adequacy of public facilities and services as growth occurs; and

WHEREAS, Section 21.90.080 of Ordinance No. 9808 requires the adoption by City Council Resolution of Performance Standards;

////

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the
2 City of Carlsbad, California, that the Public Facility and Service
3 Performance Standards as contained on attached Exhibit "A" are
4 hereby adopted and shall be used in the implementation of
5 Ordinance No. 9808 - The Carlsbad Growth Management Ordinance.

6 PASSED, APPROVED AND ADOPTED at a regular meeting of the
7 Carlsbad City Council held on the 23rd day of September,
8 1986 by the following vote, to wit:

9 AYES: Council Members Casler, Lewis, Kulchin, Chick and Pettine

10 NOES: None

11 ABSENT: None


12

13


MARY H. CASLER, Mayor

14 ATTEST:

15

16 
ALETHA L. RAUTENKRANZ, City Clerk

17 (SEAL)

18

19

20

21

22

23

24

25

26

27

28

PUBLIC FACILITY AND SERVICE PERFORMANCE STANDARDS

<u>Facility/Service</u>	<u>Standard</u>
City Administrative Facilities	1500 square feet per 1,000 population must be scheduled for construction within a five year period.
Library	800 square feet per 1,000 population must be scheduled for construction within a five year period.
Wastewater Treatment Capacity	Sewer plant capacity is adequate for at least a five year period.
Parks	Three acres of community park or special use park per 1,000 population within the Park District, must be scheduled for construction within a five year period.
Drainage	Drainage facilities must be provided as required by the City concurrent with development.
Circulation	No road segment or intersection in the zone nor any road segment or intersection out of the zone which is impacted by development in the zone shall be projected to exceed a service level C during off-peak hours, nor service level D during peak hours. Impacted means where 20% or more of the traffic generated by the local facility management zone will use the road segment or intersection.
Fire	No more than 1,500 dwelling units outside of a five minute response time.
Open Space	Fifteen percent of the total land area in the zone exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.
Schools	School capacity to meet projected enrollment within the zone as determined by the appropriate school district must be provided prior to projected occupancy.
Sewer Collection System	Trunk line capacity to meet demand as determined by the appropriate sewer district must be provided concurrent with development.
Water Distribution System	Line capacity to meet demand as determined by the appropriate water district must be provided concurrent with development. A minimum 10 average day storage capacity must be provided concurrent with development.

APPENDIX III.

RESOLUTION NO. 8797

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ADOPTING THE CITYWIDE FACILITIES AND IMPROVEMENTS PLAN TO BE USED WITH THE GROWTH MANAGEMENT PROGRAM AS REQUIRED BY ORDINANCE NO. 9808 (GROWTH MANAGEMENT ORDINANCE).

WHEREAS, on July 1, 1986, the City Council adopted Ordinance No. 9808 which established a Growth Management Program for the City of Carlsbad; and

WHEREAS, one of the primary purposes of Ordinance No. 9808 was to prevent growth unless adequate public facilities and services to serve the growth is provided when they are needed in a phased and logical way; and

WHEREAS, the Citywide Facilities and Improvement Plan is the first phase in the implementation of the Growth Management Program and is needed to set the framework to allow Local Facility Management Plans to be submitted; and

WHEREAS, Section 21.90.090 of Ordinance No. 9808 requires the adoption by City Council Resolution of a Citywide Facilities and Improvements Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, that the Citywide Facilities and Improvements Plan as contained on attached Exhibit "A" is hereby adopted and shall be used in the implementation of Ordinance No. 9808 - The Carlsbad Growth Management Ordinance.

////

////

////

////

////

1 PASSED, APPROVED AND ADOPTED at a regular meeting of the
2 Carlsbad City Council held on the 23rd day of September,
3 1986 by the following vote, to wit:

4 AYES: Council Members Casler, Lewis, Kulchin, Chick and Pettine

5 NOES: None

6 ABSENT: None

7


MARY H. CASLER, Mayor

8
9 ATTEST:

10 
11 ALETHA L. RAUTENKRANZ, City Clerk

12 (SEAL)

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

APPENDIX IV.

RESOLUTION NO. 8798

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ADOPTING GUIDELINES FOR THE PREPARATION OF THE LOCAL FACILITY MANAGEMENT PLANS IN CONJUNCTION WITH THE GROWTH MANAGEMENT PROGRAM AS REQUIRED BY ORDINANCE NO. 9808 (GROWTH MANAGEMENT ORDINANCE).

WHEREAS, on July 1, 1986, the City Council adopted Ordinance No. 9808 which established a Growth Management Program for the City of Carlsbad; and

WHEREAS, the Citywide Facilities and Improvements Plan has been completed as the first phase in the implementation of the Growth Management Program; and

WHEREAS, the second phase of the Growth Management Program will be the preparation and submittal of the Local Facility Management Plans for each of the 25 zones; and

WHEREAS, Section 21.90.150 of Ordinance No. 9808 allows for the adoption of certain guidelines to assist in the implementation of the Growth Management Program;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, that the Guidelines for the Preparation of the Local Facility Management Plans which are incorporated in the Citywide Facilities and Improvements Plan are hereby adopted and shall be used in the implementation of Ordinance No. 9808 - The Carlsbad Growth Management Ordinance.

////

////

////

////

////

////

1 PASSED, APPROVED AND ADOPTED at a regular meeting of the
2 Carlsbad City Council held on the 23rd day of September,
3 1986 by the following vote, to wit:

4 AYES: Council Members Casler, Lewis, Kulchin, Chick and Pettine

5 NOES: None

6 ABSENT: None

7 
8 MARY H. CASLER, Mayor

9 ATTEST:

10 
11 ALETHA L. RAUTENKRANZ, City Clerk

12 (SEAL)
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

APPENDIX V.

1 RESOLUTION NO. 8799

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD,
3 CALIFORNIA, ADOPTING A LOCAL FACILITY MANAGEMENT FEE AS
4 AUTHORIZED IN ORDINANCE NO. 9808 (GROWTH MANAGEMENT
5 ORDINANCE).

6 WHEREAS, on July 1, 1986, the City Council adopted
7 Ordinance No. 9808 which established a Growth Management Program
8 for the City of Carlsbad; and

9 WHEREAS, the Citywide Facilities and Improvements Plan
10 has been completed as the first phase in the implementation
11 process of the Growth Management Program; and

12 WHEREAS, the second phase of the Growth Management
13 Program will be the review and evaluation of Local Facility
14 Management Plans as they are submitted for each of the 25 zones;
15 and

16 WHEREAS, the review of the Local Facility Management
17 Plans will ensure adequate public facilities to serve the growth
18 when they are needed in a phased and logical way to comply with
19 the adopted performance standards; and

20 WHEREAS, the funds required from this fee will be used in
21 relation to the cost of staff time, materials and supplies used,
22 and specific consultants costs necessary to review the Local
23 Facility Management Plan; and

24 WHEREAS, the fee is established as a standard estimate of
25 the anticipated costs of reviewing a Local Facility Management
26 Plan, although, additional funds may be required or those funds
27 remaining following the review and approval of the plan will be
28 refunded to the plan preparers;

////

1 WHEREAS, Section 21.90.070 of Ordinance No. 9808 allows
2 for the adoption of certain fees necessary for the implementation
3 of the Growth Management Program;

4 NOW, THEREFORE, BE IT RESOLVED by the City Council of the
5 City of Carlsbad, California, that Local Facility Management Plan
6 Processing Fee is hereby established in the amount of \$10,000 to
7 be used in relationship to the amount of staff time necessary to
8 review the specific plan.

9 PASSED, APPROVED AND ADOPTED at a regular meeting of the
10 Carlsbad City Council held on the 23rd day of November,
11 1986 by the following vote, to wit:

12 AYES: Council Members Casler, Lewis, Kulchin, Chick and Pettine

13 NOES: None

14 ABSENT: None

15

16


MARY H. CASLER, Mayor

17 ATTEST:

18


19 ALETHA L. RAUTENKRANZ, City Clerk

20 (SEAL)

21

22

23

24

25

26

27

28

APPENDIX VI.

RESOLUTION NO. 8800

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, DIRECTING STAFF TO PREPARE THE LOCAL FACILITY MANAGEMENT PLANS FOR ZONES 1 THROUGH 6 AND APPROPRIATING \$25,000 FROM THE GENERAL FUND CONTINGENCIES ACCOUNT IN CONJUNCTION WITH THE GROWTH MANAGEMENT PROGRAM AS REQUIRED BY ORDINANCE NO. 9808 (GROWTH MANAGEMENT ORDINANCE).

WHEREAS, on July 1, 1986, the City Council adopted Ordinance No. 9808 which established a Growth Management Program for the City of Carlsbad; and

WHEREAS, the Citywide Facilities and Improvements Plan has been completed as the first phase in the implementation of the Growth Management Program; and

WHEREAS, the second phase of the Growth Management Program will be the preparation and submittal of the Local Facility Management Plans for each of the 25 zones; and

WHEREAS, Local Facility Management Zones 1 through 6 are developed to such an extent that there is a need for the City to prepare the Local Facility Management Plan for these zones;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, that the City will be preparing the Local Facility Management Plans for Zones 1 through 6 and authorizing the appropriation of \$25,000 from the General Fund Contingencies Account.

////

////

////

////

////

////

////

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

PASSED, APPROVED AND ADOPTED at a regular meeting of the
Carlsbad City Council held on the 23rd day of September,
1986 by the following vote, to wit:

AYES: Council Members Casler, Lewis, Kulchin, Chick and Pettine

NOES: None

ABSENT: None


MARY H. CASLER, Mayor

ATTEST:


ALETHA L. RAUTENKRANZ, City Clerk

(SEAL)